



HAYS MEADOW, ETTINGTON

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**6 HAYS MEADOW
ETTINGTON
WARWICKSHIRE
CV37 7FD**

6 miles to Stratford-upon-Avon
14 miles to Banbury
11 miles to Warwick and Leamington Spa
9 miles to Junction 12 & Junction 15 of the M40
motorway at Gaydon and Warwick respectively

**A STYLISH MODERN DETACHED
HOUSE LOCATED IN A SELECT SMALL
DEVELOPMENT IN A DESIRABLE
SOUTH WARWICKSHIRE VILLAGE**

- Entrance Hall
- Guest WC
- Study
- Sitting Room
- Kitchen Dining Living Room
- Utility Room
- Principal Bedroom ensuite
- Guest Bedroom ensuite
- Two additional Double Bedrooms
- Family Bathroom
- Driveway & Double Garage
- Landscaped enclosed rear garden
- Summerhouse
- EPC Band B

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
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Ettington is a popular South Warwickshire village positioned on the A422 Stratford-upon-Avon to Banbury Road and just to the West of the B4455 Fosse Way which provides a direct link to the Cotswolds. The village enjoys a good level of amenities including a well served village stores, public house, village community hall, Primary School and Parish Church. Secondary education is available in Stratford-upon-Avon, Shipston-on-Stour and Kineton. Main line railway services are available at Banbury and Warwick Parkway with access to London Marylebone and Birmingham City centre respectively.

6 Hays Meadow forms one of approximately thirty homes on a select exclusive development, completed by the highly regarded Spitfire Homes in December 2018 to their "Lambcote" design. The current owners have maintained, improved and enhanced the property further, resulting in the beautifully presented property available For Sale.

In addition to the high specification Spitfire finish which includes underfloor air source heating to the ground floor, gloss fitted kitchen with appliances, contemporary bathrooms with heated mirrors, the current owners have added further storage to bedrooms and utility, log burning stove and professionally landscaped the gardens front and rear including a timber built summerhouse with light and power.

GROUND FLOOR

Reception Hall with tiled floor and under stairs storage space. Cupboard with shelf and media systems. **Guest WC** with obscured window to front, low level WC with concealed cistern, wash hand basin with storage under, tiled floor and extractor fan. **Study** with bay window to front and engineered oak floor. **Sitting Room** a well-proportioned, square room with glazed double doors and windows either side to rear garden. Engineered oak floor and feature fireplace with log burning stove. **Kitchen** fitted with gloss units under quartz worktop to three walls, inset sink with drainer with dishwasher under, four ring induction hob with extractor over. High level double electric oven with separate fridge and freezer to side, larder cupboard. Window to front. **Living/Dining Area** double aspect to side and rear with bi-fold doors to rear garden. Tiled floor and extractor fan. **Utility Room** with a single worktop with

sink and drainer, space and plumbing for washing machine, space for tumble dryer, matching wall cupboards over, obscured glazed door to rear garden, tiled floor and walk-in storage cupboard with electric light.

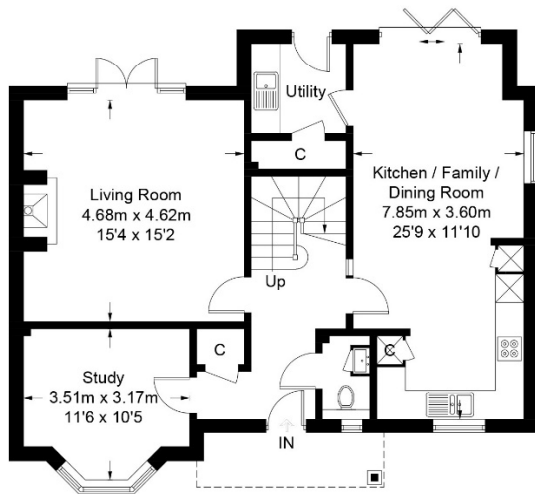
FIRST FLOOR

Landing access to loft, built-in cupboard with pressure hot water cylinder. **Bedroom One** outlook to rear and range of built-in wardrobe cupboards to one wall. **Ensuite Shower Room** with walk-in shower and glazed, sliding doors, wall-mounted wash hand basin with storage under, WC with concealed system, towel radiator, obscured glazed window to rear, towel radiator and extractor fan. **Bedroom Two** outlook to rear, built in wardrobes **Ensuite Shower Room** with walk-in shower and glazed sliding doors, wall-mounted wash hand basin with storage under, WC with concealed system, towel radiator, towel radiator and extractor fan. **Bedroom Three** outlook to the front of the property with connecting door to Bathroom. **Bedroom Four** outlook to the front of the property with range of built in wardrobe cupboards to one wall. **Family Bathroom** double-ended bath with mixer tap and shower attachment, wall-mounted wash hand basin with storage under, WC with concealed system, enclosed shower cubicle with glass door, towel radiator, extractor fan, obscured glazed windows and front, connecting door to Bedroom Three.

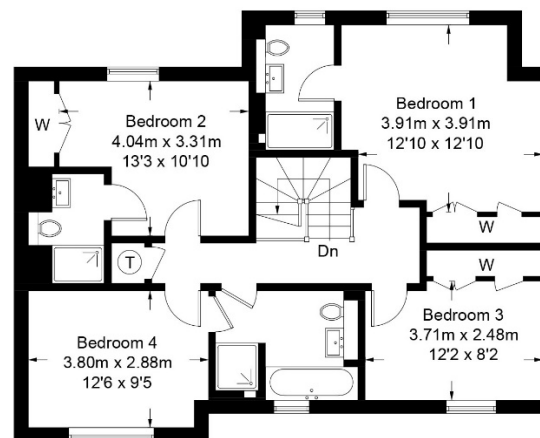
OUTSIDE

To the front of the property landscaped flowerbeds with pathway lead to front door. To the side, a private drive with parking for several vehicles, outside lighting. **Double Garage** with twin electric up and over doors to front and part glazed personal door to side. Light and power supply, storage space to rafters. Rear garden is fully enclosed and professionally landscaped with paved pathways adjoining the rear of the property and leading to paved terrace, ornate planting to flowerbeds and borders. Additional paved area to the rear of the Garage with power supply for hot tub. **Summer House** with glazed double doors to front, electric light and power supply. Landscaped and decked seating area to the side of the Summer House. Outside water supply. Outside lighting & power supply.

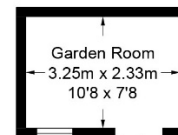




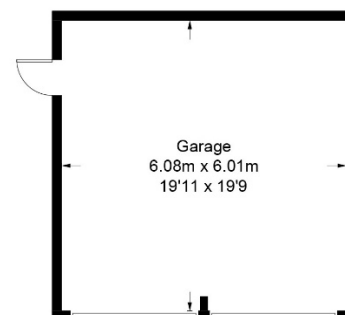
Ground Floor
81.2 sq m / 874 sq ft



First Floor
81.1 sq m / 873 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 162.3 sq m / 1747 sq ft
Garage / Garden Room = 44.2 sq m / 476 sq ft
Total = 206.5 sq m / 2223 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID723894)



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

NB- Annual payment of approximately £400 for Hays Meadow communal spaces.

Services

Mains water, drainage and electricity are understood to be connected to the property. Central heating is provided by Air Source heat pump to rear of garage.

Council Tax

Payable to Stratford District Council.

Listed in Band F

Energy Performance Certificate

Current: 85 Potential: 93 Band: B

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Directions

From the village centre proceed South-West along the Banbury Road and after passing The Chequers Inn public house turn left into Hays Meadow. The property will be found on the right-hand side.

What3Words: ///until.duties.smallest

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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