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Sales &
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HARDYEN

The Square, Ettington, Stratford-Upon-Avon

Offers Over £350,000



A charming 2 bedroom period thatch cottage in the delightful village of Ettington.

A traditional 2 bedroom, semi-detached, thatched cottage located down a peaceful country lane boasting a wealth of charm. This endearing property has an abundance of original character including many exposed beams and a large inglenook fireplace. The accommodation briefly comprises: country style kitchen/dining room, sitting room with exposed wood flooring, an inglenook fireplace and views over the garden. Upstairs there are 2 double bedrooms and a bathroom. From the kitchen a rear porch leads out to a pretty cottage garden. The property offers a charming village house for someone wanting to get involved in the community.

EPC Rating: E

Council Tax Banding: E

Tenure: We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Ettington is located 5.5 miles south east of Stratford-upon-Avon. The village benefits from local shopping facilities together with village store, post office & café, church, primary school, Chequers pub, community centre and playing fields. Ettington is served by a bus service to Stratford upon Avon and Banbury.

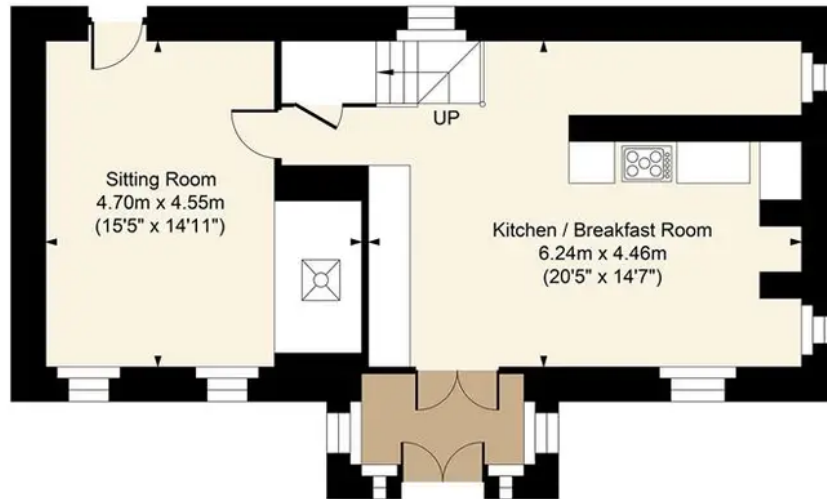




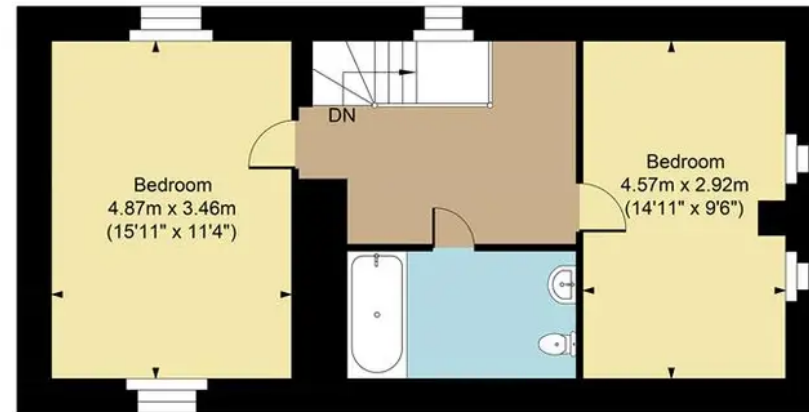
3A The Square, Ettington, CV37 7TJ

Main House Approx. Gross Internal Area:- 106.0 sq.m. 1141 sq.ft.

Total Approx. Gross Area:- 106.0 sq.m. 1141 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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