



4 Ryepiece Orchard, Ettington CV37 7TX

Stratford-Upon-Avon

In Excess of £375,000



This well presented and maintained two-bedroom semi-detached cottage in Ettington is now available for Sale.

Built in October 2020, the cottage offers comfortable living space. The living room features a bay window which brings in ample natural light and provides a nice space for seating. The kitchen area is designed for both cooking and dining and benefits from ample storage with wall and base units and integrated appliances such as double oven, microwave/grill, induction hob, dishwasher, washer/dryer and fridge/freezer. The bi-fold doors lead to the garden helping merge indoor and outdoor living spaces during pleasant weather.

Situated on the first floor is the principle bedroom with large fitted wardrobes and a vaulted ceiling adding a sense of openness and making the room feel more spacious, the en-suite shower room is a convenient and private addition. The second bedroom has fitted wardrobes. Also off the landing is the main bathroom.

The ground floor has underfloor heating, with radiators to the first floor. The entire property is fully electric which is proving very cost efficient to the current owner.

The driveway at the front of the property provides parking space for one to two cars.

The private rear garden is a combination of lawn and patio areas surrounded by flower/plant beds and provides versatile outdoor spaces for relaxation, entertainment, and outdoor dining. There is also access from the driveway to the garden via the side gate.

The presence of a detached office or studio in the garden is a wonderful bonus. This space can serve a variety of purposes, such as a home office, creative studio or hobby room.

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



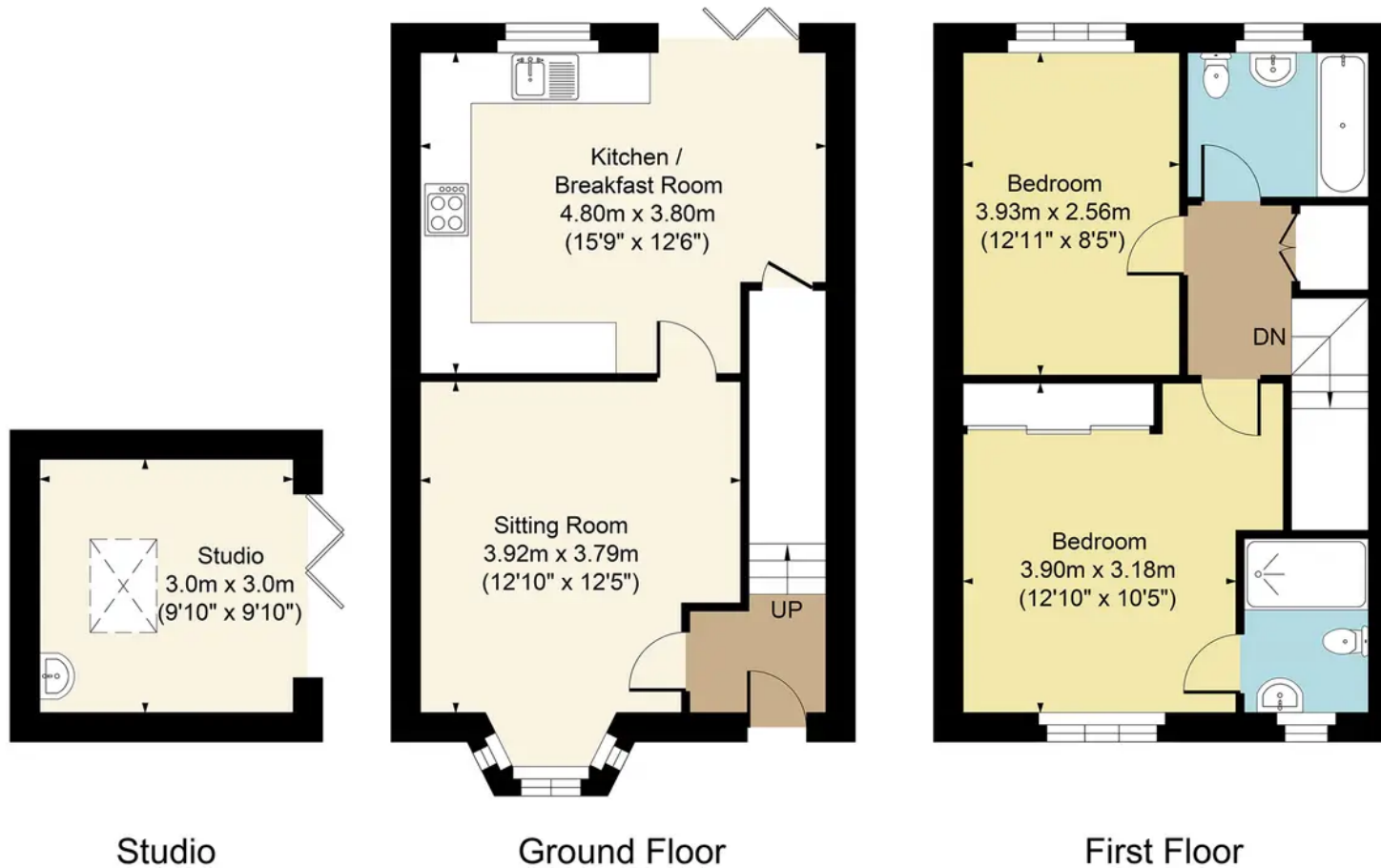


#### 4 Ryepiece Orchard, Ettington, CV37 7TX

Main House Approx. Gross Internal Area:- 75.86 sq.m. 817 sq.ft.

Studio Approx. Gross Area:- 9.0 sq.m. 97 sq.ft.

Total Approx. Gross Area:- 84.86 sq.m. 914 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
[www.dmlphotography.co.uk](http://www.dmlphotography.co.uk)