



4 Bed Detached Bungalow | Banbury Road, Ettington | Offers in Region of £650,000

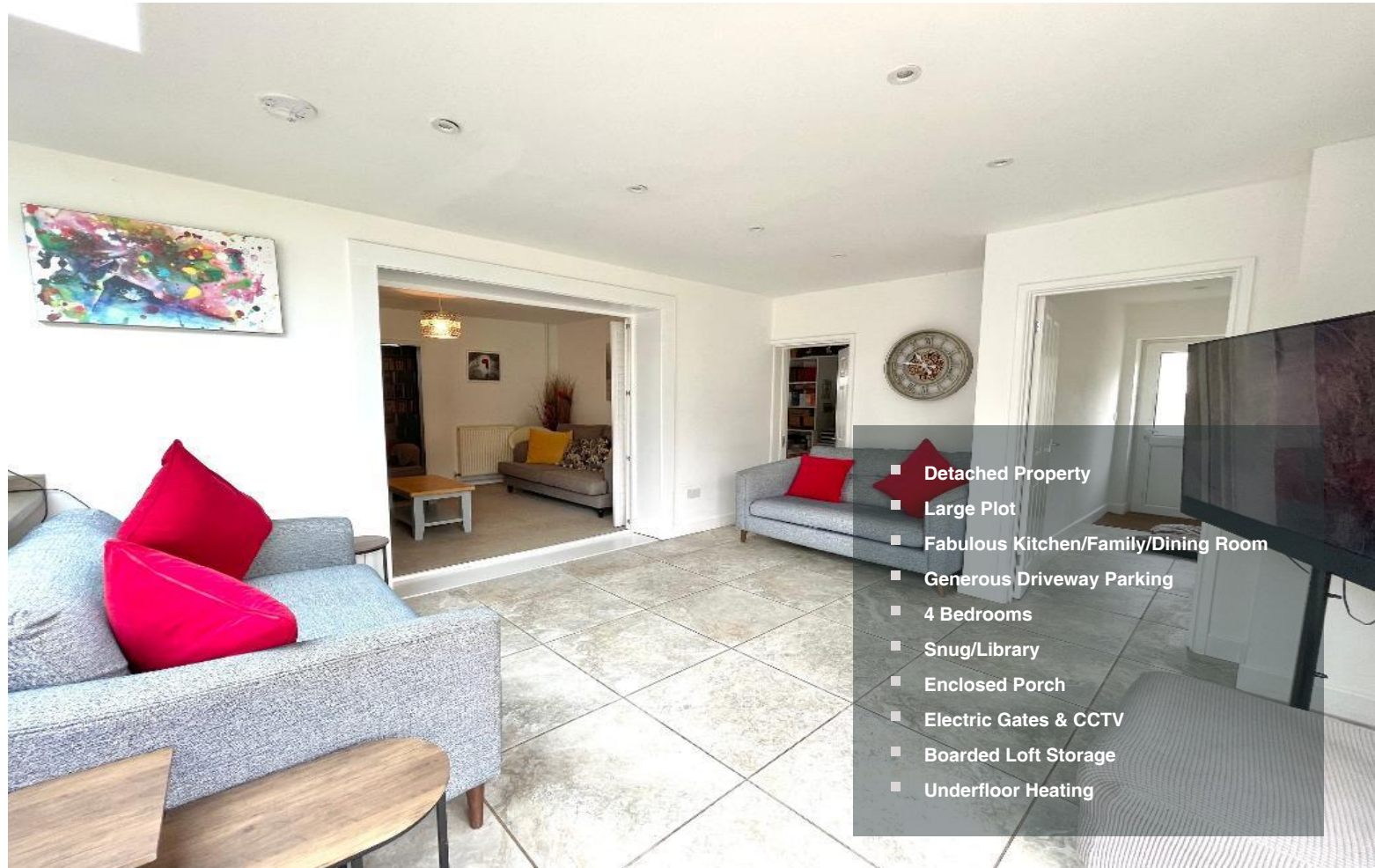
Description

This exceptional detached bungalow occupies a generous plot within the charming village of Ettington. Ettington offers a tranquil atmosphere while remaining conveniently close to the world-renowned town of Stratford-upon-Avon. The village itself boasts a well-regarded primary school, pub, village hall and a local convenience store, ideal for everyday needs.

Upon arrival, you will be greeted by a secure electric gated entrance leading to a sizeable block-paved driveway with ample parking for multiple vehicles. An enclosed porch offers a practical transition into the welcoming hallway, setting the tone for the well-designed living space within.

The heart of the property undoubtedly lies in the magnificent kitchen/family dining room. This room offers exceptional proportions, providing ample space for a formal dining area, a comfortable lounge area, and a plethora of modern kitchen units with integrated appliances. Underfloor heating ensures a comfortable ambience year-round, while double doors grant access to the sprawling rear garden, perfect for entertaining guests during the summer months. For those seeking a moment of solitude, the adjoining snug, complete with an electric fire, provides a peaceful retreat for reading or relaxation.

The sleeping quarters offer a high degree of flexibility. The main bedroom is a true sanctuary - a generously sized dual-aspect room with built-in wardrobes and its own access to the garden. Bedrooms three and four are comfortable double rooms, ideal for family or guests. A unique feature



- Detached Property
- Large Plot
- Fabulous Kitchen/Family/Dining Room
- Generous Driveway Parking
- 4 Bedrooms
- Snug/Library
- Enclosed Porch
- Electric Gates & CCTV
- Boarded Loft Storage
- Underfloor Heating

of this property is the versatile second bedroom. This space boasts its own en-suite bathroom and separate access, making it perfectly suited for use as a home office, gym, or even a therapy room.

Practicalities are well catered for, with a well-equipped laundry room with external access, alongside a separate WC. The family bathroom features a skylight, keeping the space bright and airy, and boasts a bath with shower overhead.

Extensive Rear Garden

Stepping outside, you will be greeted by a sizeable rear garden. Lush lawns provide a blank canvas for landscaping enthusiasts, while a sunny patio offers a prime spot for outdoor dining. A well-stocked garden pond adds a touch of tranquillity, and two sheds provide ample storage. Additional side storage space offers the perfect solution for bicycles or other outdoor equipment.

This exceptional property offers a unique blend of space, versatility, and a large garden, all within a sought-after village setting.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains electricity and drainage. Heating is by oil-fired central heating. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band F with Stratford on Avon District Council.

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not

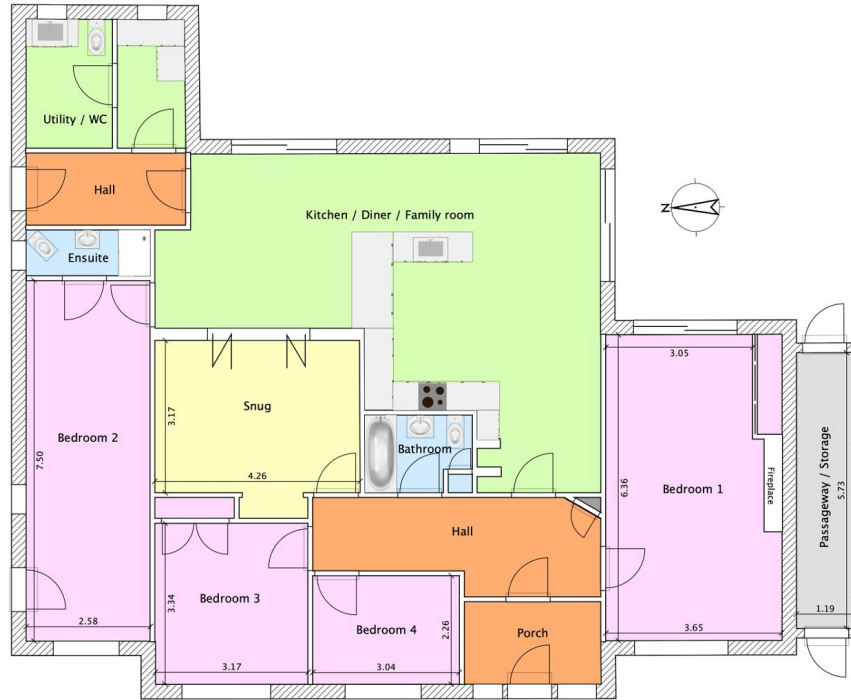


tested any fitted appliances, electrical or plumbing installation or central heating systems.







Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 1840 ft²

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