







A rare opportunity to acquire a superb executive detached family residence, enviably situated within the popular sought after village of Ettington. Built in 2018 by the highly regarded Spitfire Bespoke Homes and known then as the 'Shirley' House design and with 4 years NHBC warranty remaining. Having individually designed open plan kitchen and high quality fixtures and fittings throughout an internal inspection is highly recommended.

Featuring a high specification throughout, from the individually designed kitchen having quartz worktops and Neff integrated appliances, to the impressive bathroom & en-suite featuring Villeroy & Boch sanitary ware and Porcelanosa tiling and an energy efficient air source heat pump providing the underfloor heating & hot water. Together with high quality flooring, oak staircase and internal doors, the current owners have also invested in landscaping the rear garden making this a fabulous place to relax and entertain.

This fabulous executive home stands proudly behind a pretty foregarden and has access to the double garaging and spacious driveway parking area with electric charger point. An open porch leads you directly through the composite front door into a spacious hallway which offers a guest cloakroom, understairs storage and doors radiating off through to the downstairs accommodation. The well-proportioned living room has a beautiful feature fireplace with wooden mantle and marble hearth, a useful study is also situated on the ground floor ideal for those wishing to work from home.

A wonderful feature of this home is most certainly the open plan modern dining kitchen which is fitted with an array of eye and base level units in grey tones and benefits from high quality integrated appliances throughout. A useful utility room and pantry sits to the side of the kitchen with access into the rear garden. The dining area is of good proportions and has bi-folding doors allowing the outside to merge into the house when the weather allows.

Upstairs there are four spacious bedrooms, two of which have luxury Villeroy & Boch en suites as well as a stylish family bathroom which services the other two bedrooms







The outside space has an open aspect to the rear and benefits from being Westerly facing so the garden does enjoy lots of sunshine during the warmer months. The garden has been landscaped with family in mind, so there is a lawned area for children to play as well as two seating areas for al fresco dining and entertaining. Although a relatively new garden it has been designed thoughtfully with the addition of some lovely specimen trees and pretty herbaceous borders. Externally lit and with outside water supply.

We really recommend an early viewing to fully appreciate the generous accommodation, fabulous fixtures and fittings, and ideal location for the modern family.

## LOCATION

Ettington is a popular and sought-after village situated approximately 5.5 miles south east of Stratford-upon-Avon. The village benefits from local shopping facilities together with Post Office, Church, Village Hall and well regarded primary school. Ettington is served by a bus service to Stratford upon Avon with a less frequent service to Banbury.



## ADDITIONAL INFORMATION

**TENURE:** FREEHOLD Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. Heating is via an energy efficient air source heat pumping system.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** We understand to lie in Band G

**ENERGY PERFORMANCE CERTIFICATE RATING:** B We can supply you with a copy should you wish.

**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale





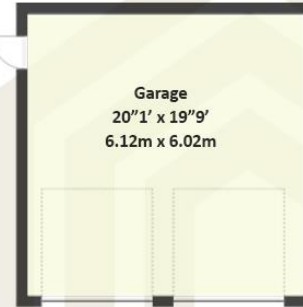




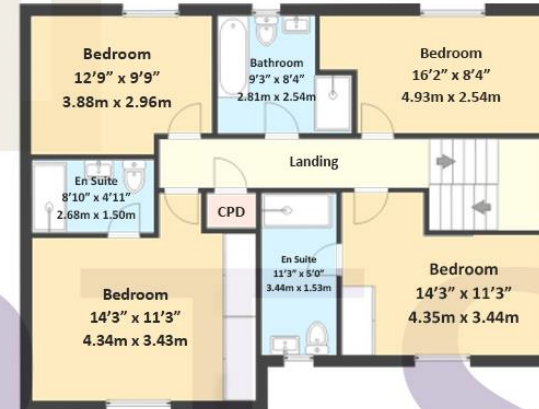
Total Internal Accommodation 197.11 square metres / 2122 square feet (excluding garage)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Ground Floor



First Floor



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