



Peter Clarke

7 Manor Lane, Ettington, Stratford-Upon-Avon, Warwickshire, CV37 7TE

- Family detached within a cul-de-sac setting
- Popular village location
- Sitting room with log burner
- Dining room
- Fitted kitchen
- Conservatory
- Four bedrooms
- Enclosed mature rear garden
- Integral garaging and ample parking
- 'NO CHAIN'



£385,000

Viewings available on Monday 16th May from 4pm, by appointment only. Located within the heart of the unspoilt village of Ettington, stands this well proportioned detached residence within a delightful, close-knit neighbourhood. The village offers a local store, a 'pre school' located within a short distance, public house and easy access to popular transport routes and links to which includes the M40 motorway corridor, offering access to London and Birmingham centres of commerce. The property is ideal for a demanding modern day family whom require generous sized and adaptable accommodation which does require some updating, but in turn will offer and boast a superb village home.

ACCOMMODATION

The property is set back behind a multi vehicle stone chipped driveway with wrought iron entry to a recessed side porch. Door to integral garaging and double glazed door to the main accommodation. The ground floor has open tread staircase to the first floor, useful ground floor shower room/guest cloakroom. Having a glazed door to a comfortable sitting room with central log burning stove, glazed double doors to a wide family dining room and access to both conservatory and fitted kitchen, covered side passageway allowing access to the rear garden. The first floor has four well proportioned bedrooms, one of which having access to a boarded loft space rife for conversion (subject to required building regulation approval), family bathroom with separate W/C. Outside, having generous sized patio area with lawn garden with inset trees and garden shed in situ.

TENURE

The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES

We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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 BANDING

Council Tax is levied by the Local Authority and is understood to lie in Band E.

EPC RATING

E. A full copy of the EPC is available at the office if required.

VIEWING ARRANGEMENTS

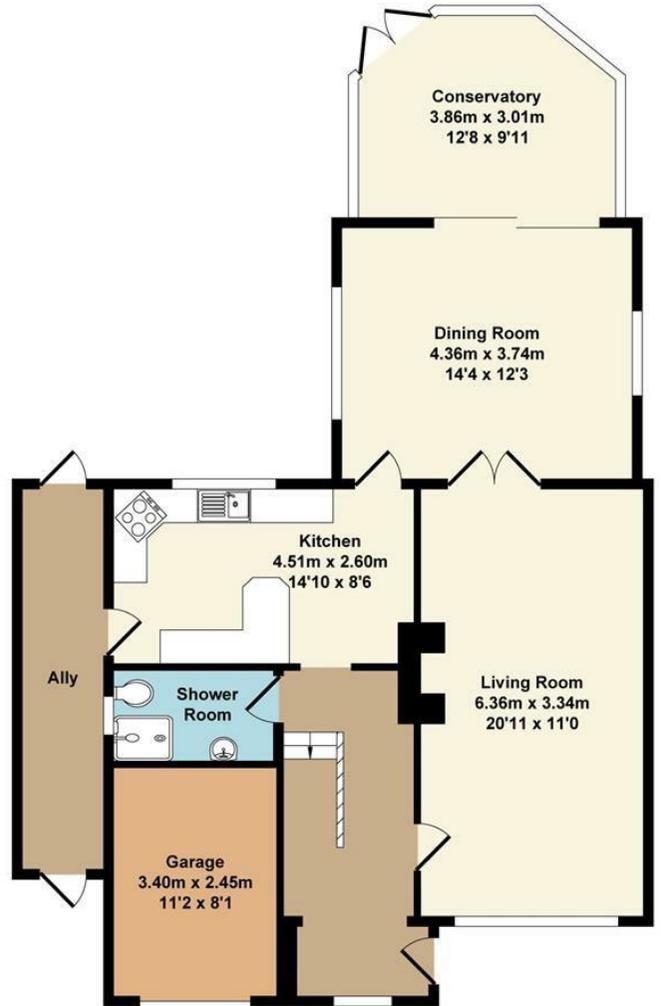
By Prior Appointment with the Agents.

REGULATED BY RICS

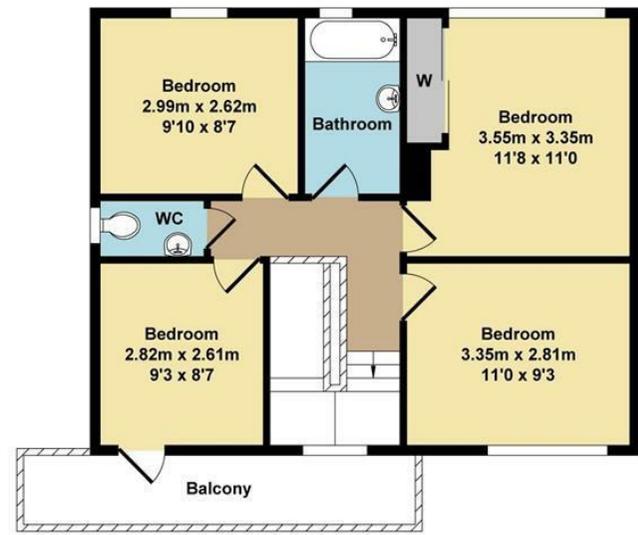


Manor Lane, Ettington, CV37 7TE
 Total Approx. Floor Area 142.40 Sq.M. (1533 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

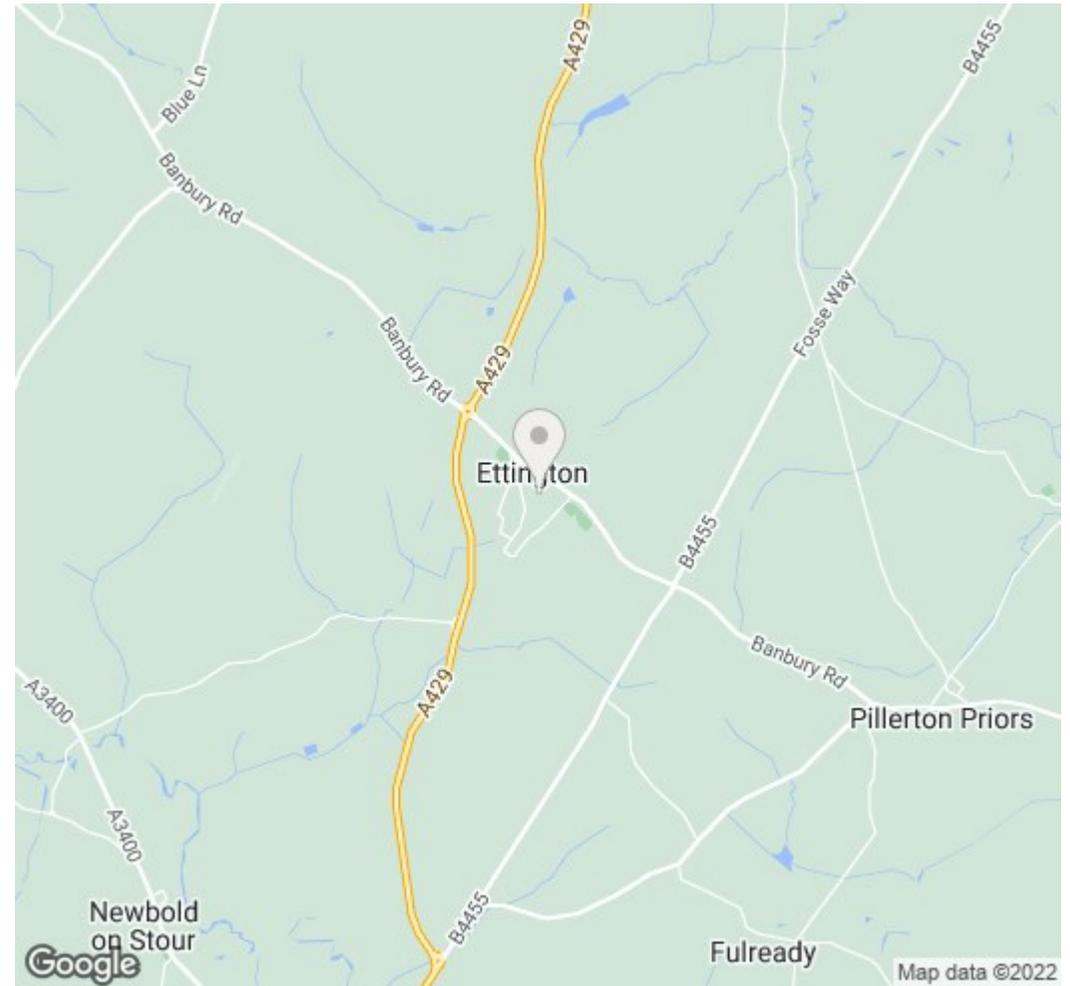


Ground Floor
 Approx. Floor Area 91.80 Sq.M.
 (988 Sq.Ft.)



First Floor
 Approx. Floor Area 50.60 Sq.M.
 (545 Sq.Ft.)





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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