



Hockley Lane, Ettington, CV37 7SS

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

## \*\*\* DEPOSIT ALTERNATIVE AVAILABLE \*\*\*

Set within the highly sought-after village of Ettington, this delightful four-bedroom character home offers the perfect blend of period charm, generous living space and a beautiful countryside setting. Surrounded by scenic walks and open countryside, the village itself benefits from a convenient local shop and primary school, while the neighbouring towns of Stratford-upon-Avon, Wellesbourne and Shipston-on-Stour are all just a short drive away.

Occupying a generous plot, the property is approached via a charming gardens. Inside, the home is rich in character features, including exposed timber beams and original fireplaces, creating a warm and welcoming atmosphere throughout. The well-appointed kitchen is both stylish and practical, featuring an Aga, quartz worktops and a useful storage cupboard that could easily serve as a pantry. The ground floor offers exceptional versatility, with five reception rooms that can be configured to suit individual needs, whether as a living room, dining room, study, playroom or even a ground-floor bedroom. A bathroom on this level adds further convenience. Two separate staircases lead to the first floor, where each landing serves two bedrooms. The principal bedroom benefits from its own en-suite bathroom, while the remaining bedrooms are well proportioned and full of character. Externally, the property continues to impress with a gated driveway providing parking for two to three cars. The rear garden is designed for easy maintenance, featuring a patio area and lawn ideal for outdoor dining or relaxing. Offered unfurnished and available now, this unique village home provides flexible accommodation in an enviable location, perfect for those seeking space, character and countryside living.





## Key Features

- \*\*\* DEPOSIT ALTERNATIVE AVAILABLE \*\*\*
- Ettington
- 4 Bedrooms
- Detached characterful home
- Unfurnished
- Fore and rear gardens
- Secure, gated, driveway parking
- Council Tax Band G
- Energy Rating E
- Available Now



**£1,750 PCM**