



FOR STARTERS



OFFERS IN EXCESS
£665,000

MAIN COURSE

The Old Stores is a spacious (3100sq ft), double fronted character property arranged over three floors. This sizeable family home offers a feeling of elegance and charm with a wealth of period features including high ceilings, open fireplaces, and stripped wooden floors.

Internally the property consists of an impressive extended kitchen/family room opening out onto the attractive garden, a very generous drawing room, good sized second reception room/study, two separate bathrooms (additional two W.Cs), five/six bedrooms and a detached garage with private off-road parking.

To begin is a striking entrance hall with period carpentry which affords access to the ground floor reception areas. The stunning 20ft, light-filled drawing room has double-height ceilings and a beautifully restored fireplace in the centre. From this room you can access the large single chamber cellar, this space offers excellent potential to convert into a home cinema of perhaps a gym.

Of special note is the kitchen/family room to the rear of the house with vaulted ceilings, large central island, Brazilian slate flooring and seven ring Rangemaster gas hob with double oven. The ground floor also has a peaceful second reception room/study with original fireplace, large utility room, pantry and guest cloakroom W.C.

On the second floor all of the bedrooms are generously proportioned and light. The master bedroom is most expansive mirroring the proportions of the drawing room with high ceilings, large fireplace and double windows. This floor hosts two separate bathrooms including a roll-top bath, in addition to a well-proportioned storage area/walk-in dressing room.

The third floor consists of three airy vaulted bedrooms with a flexible layout including W.C facilities. This floor also contains significant storage at the rear of the building.



LOCATION

Ettington is a well regarded village situated astride the A422 Stratford to Banbury Road. The village has local shopping facilities together with 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. The position is ideal for commuting lying within the motorway network just off the Fosseway with ready access to the M40 junctions 12 and 15 being within 7 miles. In addition the B4455 (Fosseway) is a direct route to Cirencester to the South and Warwick/Leamington Spa to the North.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - D



North East



All mains
services are
connected.



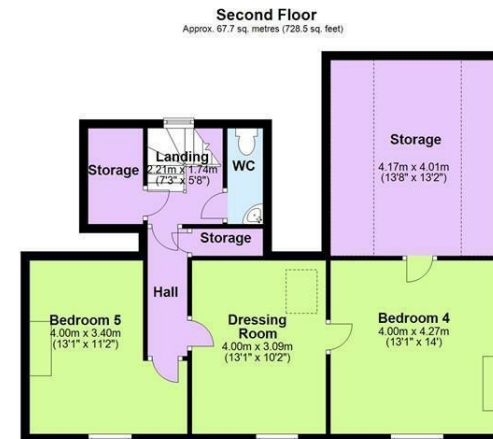
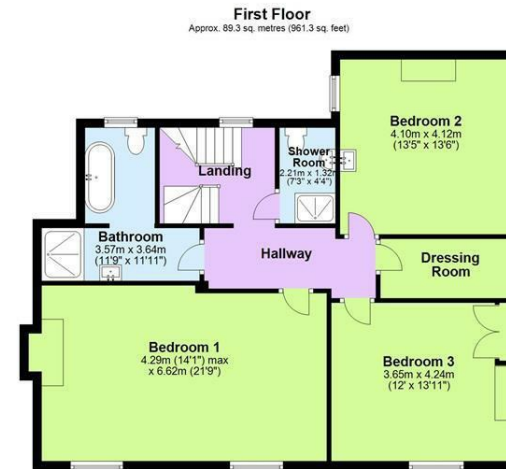
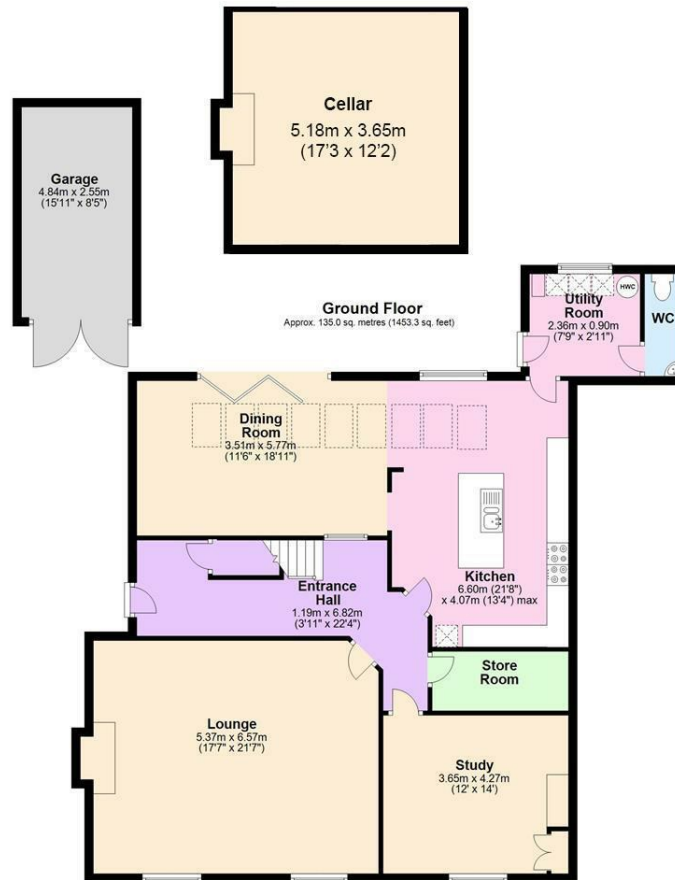
Heating system
Gas Boiler



Ettington
Primary

WHY NOT TAKE
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Total area: approx. 292.0 sq. metres (3143.1 sq. feet)

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