









Discover this beautifully presented and tastefully decorated 4-bedroom detached cottage, perfectly nestled in the sought-after village of Ettington. Combining the perfect blend of period charm and modern interiors, this stunning home offers a welcoming and warm atmosphere ideal for families and those who appreciate character with contemporary comfort.

Step inside to find a stylish living room featuring exposed beams and a central fireplace, creating a cosy and inviting space to relax and unwind. The spacious and bright kitchen diner is fitted with high-quality Neff appliances, making it a dream for any home chef and ideal for entertaining friends and family. The impeccable attention to detail is evident throughout the property, with high-quality internal finishes, fixtures, and fittings that elevate every room.

The accommodation comprises four bedrooms, with the main bedroom benefitting from its own en suite bathroom for added privacy and convenience. There is a further family bathroom, ensuring ample facilities for the whole household. A smart electric heating system throughout provides efficient and controllable warmth, making the home comfortable year-round.

Outside, the low-maintenance walled garden offers a private and secure space, perfect for outdoor entertaining or simply enjoying the peaceful surroundings. Additional practical benefits include tandem parking, garaging, and a useful store, providing ample storage and parking solutions rarely found in village properties.

## LOCATION

Situated in Ettington, a desirable village known for its charming rural setting and strong sense of community, this cottage offers easy access to nearby amenities yet retains a tranquil countryside feel. Whether you're looking for a family home or a peaceful retreat, this property presents a unique opportunity to enjoy a lifestyle that perfectly balances character and modern living.





Do not miss the chance to make this exquisite Ettington cottage your new home. Arrange a viewing today and experience the charm, comfort, and convenience it has to offer.

NOTE: Items which are fitted or integrated are deemed to be included in the sale price unless otherwise agreed.

#### 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.

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.





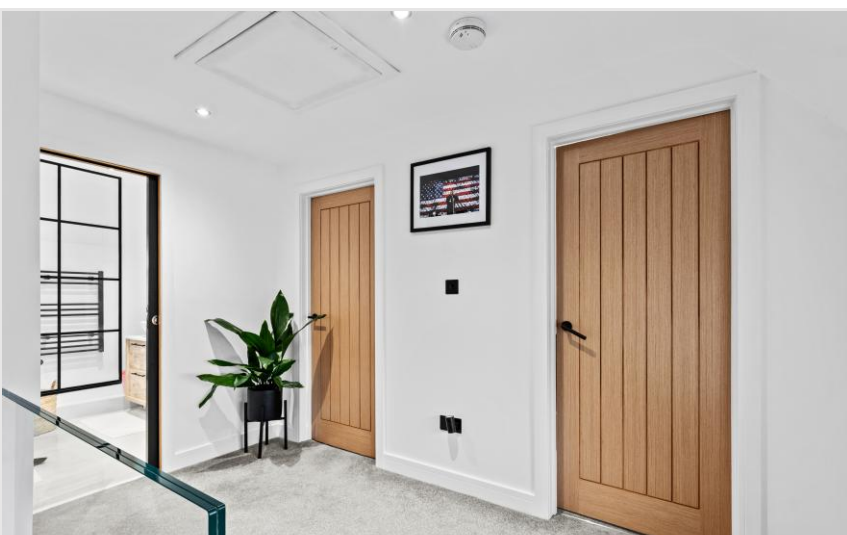
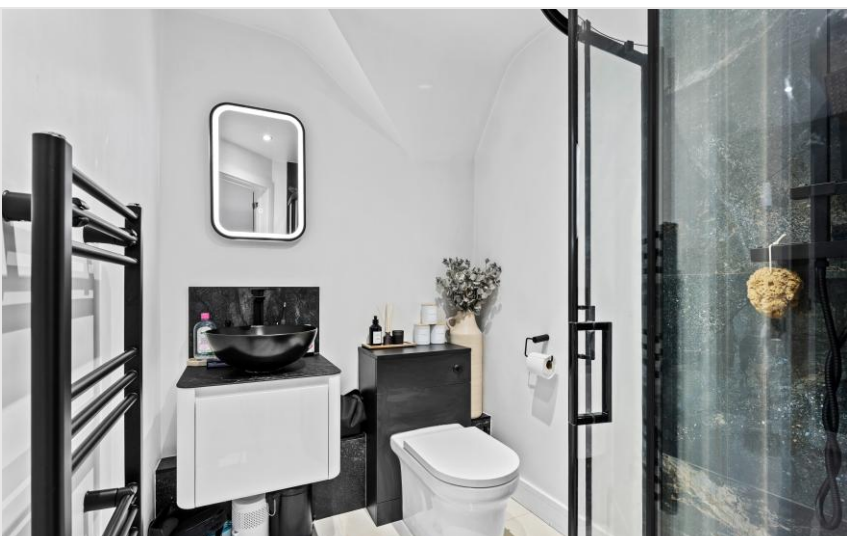
COUNCIL TAX: We understand to lie in Band E

ENERGY PERFORMANCE CERTIFICATE RATING: TBC 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.













**2 Kents Lane, Ettington, Warwickshire**

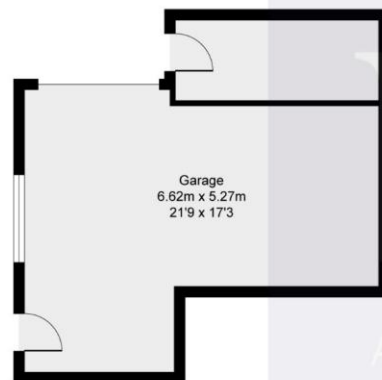
**Main House Area 1594.50 square feet**

**Garage Area 362.95 square feet**

**Total Area 1957.45 square feet**

EPC to follow

**Garage**



**Ground Floor**



**First Floor**



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