



BYRE COTTAGE, ETTINGTON – FOUR BEDROOMS

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**BYRE COTTAGE
FOSSE WAY,
Nr ETTINGTON
STRATFORD UPON AVON
CV37 7PA**

Situated about 1 mile from Ettington and Pillerton Priors, 6 miles from Stratford upon Avon and Shipston on Stour, about 7 miles from Gaydon (M40 junction 12), 10 miles from Moreton in Marsh and Warwick (M40 junction 15), 14 miles from Banbury (M40 junction 11 and mainline station to London Marylebone), 26 miles from Birmingham International Airport.

AN OUTSTANDING COUNTRY PROPERTY OFFERING SPACIOUS OPEN PLAN LIVING, WITH FOUR DOUBLE BEDROOMS, SET IN A WONDERFUL RURAL LOCATION WITH FAR REACHING VIEWS

Entrance Hall, Living/Dining Room, Kitchen/Breakfast Room, Two Cloakrooms, Four Double Bedrooms, Three Bathrooms (two ensuite), Double Garage, Good Car Parking, Large Enclosed Gardens adjoining Farmland, Far Reaching Views

Viewing through Seccombes Estate Agents, Shipston on Stour
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In all about 0.40 ac (0.16ha)

Viewing through joint sole selling agents:
Seccombes Estate Agents, Shipston on Stour
01788 663788
Nikki Homes, Stratford Upon Avon, 01789 532211



- **Byre Cottage** is set in the attractive undulating South Warwickshire countryside and is approximately one mile from the neighbouring villages of Ettington and Pillerton Priors.
- The property is situated in a wonderful rural location and forms part of a small bespoke development and is one of four barn conversions together with the imposing Stamford Hall Farmhouse.
- Byre Cottage is situated within the parish of Pillerton Priors, and Ettington being a popular and active village with a post office and general stores, respected primary school, good village Inn and a fine Parish Church.
- A network of main roads provide access to the local centres of Stratford upon Avon, Warwick, Leamington Spa and Banbury which offer good shopping, schooling and leisure facilities.

Junctions 11, 12 and 15 of the M40 motorway are located at Banbury, Gaydon and Warwick respectively, giving access south to Oxford and London, and north to Birmingham and the midland motorway complex.

There are mainline stations at Banbury with services south to Oxford and London Marylebone (in just under an hour) and Warwick Parkway with services north to Birmingham.

In addition, there is a mainline station at Moreton in Marsh on the northern edge of the Cotswold Hills, with services south to Oxford and London (Paddington), and north to Worcester and Hereford.

There are a number of golf courses locally including Stratford upon Avon, Brailes and Tadmorton. Theatres at Stratford upon Avon, Cheltenham and Chipping Norton.



- **Byre Cottage** is an attractive property approached off the Fosse Way up a long shared private driveway, is situated on the edge of the large courtyard and is attached to Stamford Hall Farmhouse.
- The property offers spacious and a well-proportioned accommodation with the **Living/Dining Room** over 40ft in length, **Four Double Bedrooms** (three with built in wardrobes) together with well-appointed **Kitchen/Breakfast Room** and **Three Bathrooms** (two ensuite).
- Features within Byre Cottage include exposed beams and trusses, a flagstone and exposed boarded flooring, fine inglenook fireplace together with French doors from the living/dining room and kitchen/breakfast room out to the garden.
- The well-appointed **Kitchen/Breakfast room** includes a double oven two-hob electric Aga (economy 7), central island unit/breakfast bar, together with integral fridge freezer, washing machine and dishwasher.
- In addition, there is a good, boarded loft/roof space and electric car charging point by the front door. Situated a short distance away from the property are **Two Further Single Garages**.
- To the front of Byre Cottage, the large courtyard provides **Good Car Parking Facilities** together with attractive shrub border.

- The **Principal Garden** area is situated to the back of the property and is approached through a five-bar timber gate from the courtyard, is enclosed by hedging, post and rail fencing and is adjoined by farmland. Immediately next to the property is a parked paved and part decking terrace overlooking the principally lawned garden from which there are far-reaching views over the surrounding countryside.
- The property extends in all to about 0.40 ac (0.16 ha).

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Council Tax

This is payable to Stratford upon Avon District Council. The property is listed in band G.

Services

Mains electricity and water are connected to the property. Drainage through a shared private sewage system. Oil-fired central heating.

Fixtures and Fittings

All items mentioned in these particulars are included in the sale. All other items are expressly excluded.

Energy Performance Certificate

Current: 50 (E) Potential: 63 (D)

Directions

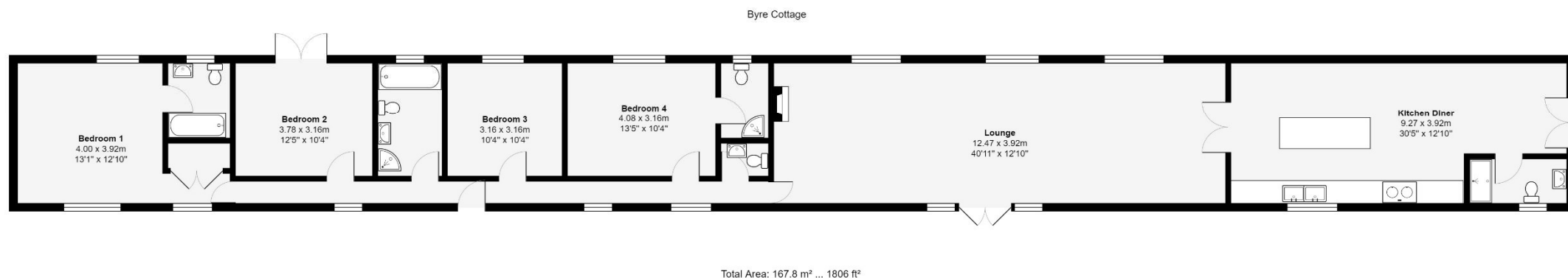
From Stratford upon Avon take the A422 towards Banbury. At the roundabout with the A429 continue straight over and proceed through the village of Ettington. Just after leaving Ettington, turn left on to The Fosseway (A429). Continue along The Fosseway for about half a mile and the entrance drive will be found on the right-hand side after a lay-by. Proceed down a shared driveway into the courtyard.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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FLOOR PLANS



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