

**VAUGHANREYNOLDS**  
ESTATE AGENTS

Dolls House Rookery Lane  
Ettington

# About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan  
Director



Ginny Vaughan  
Director



Matt Reynolds  
Director



## Dolls House Rookery Lane, Ettington, Stratford-Upon-Avon, CV37 7TN

A substantial detached dormer style home, nestled within established parkland gardens. GIA 4283 sqf

- Enclosed Porch
- Reception Hall
- WC & Cloaks
- Three Reception Rooms
- Generous Breakfast Kitchen
- Three Ground Floor Bedrooms
- Bathroom & En-suite Shower Room
- Five Versatile Loft Rooms & Shower Room
- Extensive Mature Grounds Circa 1.72 Acres
- Triple Garage & Generous Stores/Outbuilding
- Popular Village Location





3



6



3



1.72  
acre(s)

Nestled discreetly beyond a secure five bar gate, you approach the property via a sweeping driveway, flanked by rolling lawns and mature specimen trees. The house sits perfectly in its generous plot of circa 1.72 acres, and enjoys a tranquil, private feel, yet is only minutes away from the heart of the village and its many amenities and attractions. Wider facilities can be found in Stratford upon Avon which is just a short drive away.

Constructed by the former owners of Ettington Hall, and being set within the original grounds and orchard of the main house, this substantial home offers a wealth of versatile accommodation throughout, extending to some 4283 square feet, plus the plentiful outbuildings and garaging.

Entering the property via an enclosed porch, you are greeted by a welcoming reception hall, with guest cloaks and WC, a feature bay with French doors leads to the inner courtyard and panel doors lead off. There are three, well proportioned reception rooms, interlinking seamlessly to create a versatile living space. These comprise a generous sitting room with feature fireplace and bay window to front, a light filled family room and separate dining room. This leads through to a large breakfast kitchen that is well equipped with a range of storage, complimented by sleek granite worksurfaces and a bank of integrated appliances. Tiled flooring continues throughout and into a breakfast area, also to two useful pantry/store cupboards.





There are three double bedrooms located to the ground floor, and the principal bathroom. The main bedroom benefits from a dressing area, built in wardrobes and an en-suite shower room.

There are five further rooms and a shower room located to the first floor, accessed via a central room which as a combined space, could serve as an excellent teenage crash pad, work from home space or as generous guest accommodation.

Externally, the property sits well within its mature leafy plot, that in all extends to approximately 1.72 acres or thereabouts.. Extensive lawns surround the property on all sides, with various areas of hard landscaping providing seating spaces for alfresco dining, concealed walkways and endless displays of colour and texture with a myriad

of established shrubs, trees and plants throughout. This includes a delightful orchard and enclosed rear courtyard with a central water feature.

In the parking area, three attached garages provide secure parking for vehicles, and this adjoins two useful garden stores and an outside utility. There is an additional extensive outbuilding providing additional stores and workshop space.











Overage Clause: The Seller shall be entitled to receive 25% of any uplift in value (the "Overage Payment") resulting from the grant of planning permission for the development of any additional residential or commercial property on the land, such payment to be calculated on the difference between the market value of the land with the benefit of planning permission and its market value without such permission. This obligation shall run with the land and remain in effect for a period of 10 years from the date of completion.

Ettington is located approximately 6 miles southeast of Stratford upon Avon, 16 miles north of Banbury, and 10 miles southwest of Warwick. The village has a well-regarded pub, The Chequers Inn, post office and store, coffee shop, church, OFSTED rated 'Good' primary school and regular bus service. It is set in open countryside and the road network gives access to many centres including Shipston-on-Stour, Kineton, Warwick and Royal Leamington Spa. The motorway network with M40 at Warwick or Gaydon, gives access throughout the Midlands conurbation and to London and the South East.





## GROUND FLOOR

Entrance Hall

Cloak Room

Reception Room

19'11 x 17' (6.07 x 5.18)

Family Room

16'4 x 11'10 (4.98 x 3.61)

Dining Room

17'3 x 12'10 (5.26 x 3.91)

Kitchen/Breakfast Room

23'11 x 12'11 (7.29 x 3.94)

Bedroom One

16'11" x 13'8 (5.16 x 4.17)

Dressing Room

10'7 x 8'4 (3.23 x 2.54)

Bedroom Two

16'11" x 12'10" (5.16 x 3.91)

Bedroom Three

12.8 x 11'10 (3.86 x 3.61)

## FIRST FLOOR

Loft Room One

17'7 x 10'9 (5.36 x 3.28)

Loft Room Two

15' x 10'9" (4.57 x 3.28)

Loft Room Three

36.2 x 11'5 (11.02 x 3.48)

Loft Room Four

17'4 x 11'7 (5.28 x 3.53)

Outbuildings

35'8 x 18'9 (10.87 x 5.72)

18'8 x 7'2" (5.69 x 2.18)

Triple Garage

45.3 x 26'9 (13.79 x 8.15)



**Rookery Lane, Ettington, Stratford-upon-Avon, CV37**

Approximate Area = 4283 sq ft / 397.9 sq m

Garage = 981 sq ft / 91.1 sq m

Outbuildings = 880 sq ft / 81.7 sq m

Total = 6144 sq ft / 570.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Vaughan Reynolds. REF: 1275865

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		13	
Not energy efficient - higher running costs			







## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is with vacant possession upon completion of the purchase.

Services: Mains electricity, water and drainage. Oil fired central heating.

Local Authority: Stratford, Council Tax Band H

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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