VAUGHAN REYNOLDS
ESTATE AGENTS

Ivy House
4 Banbury Road
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



Ivy House, 4 Banbury Road, Ettington, Stratford-upon-Avon, Warwickshire, CV37 7TB

Believed to date back in parts to the late 16th century, Ivy House is a truly captivating Grade II Listed residence, where historic charm, generous proportions and modern-day comforts come together in wonderful harmony. Extended and thoughtfully improved over the years, the property now offers approximately 4,283 sq ft of beautifully presented and highly versatile accommodation, perfectly suited to modern family life whilst retaining the individuality and character of its origins.

* Entrance Hall & WC * Three Reception Rooms * Re-fitted Breakfast Kitchen
* Garden Room * Impressive Barn Room / Annexe * Six Bedrooms * Five Bathrooms
* Generous Mature Gardens 0.4 acre * Double Carport & Ample Parking
* Viewing Essential







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5

0.40 acre(s)

Occupying an enviable position within the heart of the popular village of Ettington, Ivy House enjoys a wonderfully private setting, tucked away behind a mature, walled frontage and set comfortably back from the road. Despite its peaceful surroundings, the village shop, primary school and public house are all within easy walking distance, whilst nearby Stratford-upon-Avon provides a comprehensive range of shopping, leisure and cultural amenities, together with excellent road and rail connections further afield.

The accommodation is as impressive in its scale as it is in its character, with an abundance of original features sitting comfortably alongside carefully considered modern improvements. An inviting central hallway, with beautiful flagstone flooring, sets the tone for what lies beyond and provides access to the principal reception rooms.

The elegant drawing room is a particularly attractive space, enjoying natural light from dual-aspect windows and featuring an impressive stone fireplace as its focal point. Equally inviting is the spacious sitting room, where exposed ceiling beams and a magnificent inglenook fireplace with open hearth create a wonderfully atmospheric setting for quieter evenings. A separate formal







dining room, again with flagstone flooring, a feature fireplace and French doors opening to the side, provides the perfect environment for entertaining family and friends.

At the heart of the home lies the recently installed breakfast kitchen, a beautifully designed space which successfully combines traditional craftsmanship with contemporary practicality. Bespoke cabinetry with hand-painted door fronts is complemented by contrasting granite work surfaces, a double Belfast sink with drainer and a substantial central island, ideal for informal dining and social gatherings. Integrated appliances include a double oven, induction hob, wine cooler and dishwasher. An opening leads through to a generously proportioned, fully fitted walk-in pantry and store, effectively extending the kitchen and providing exceptional additional storage and preparation space

A charming, period-style glazed garden room creates a delightful connection between the main house and The Old Dairy, a quite remarkable addition to the accommodation. This former barn has been comprehensively refurbished to an exceptional standard, creating an impressive, self-contained-style living environment with enormous flexibility. Whether envisaged as a games and entertainment room, creative studio, home office, guest accommodation or simply somewhere for the family to escape and unwind, the possibilities are extensive. A stylish shower room, mezzanine sleeping area and separate utility room further enhance its versatility.









Returning to the main house, the first-floor accommodation is arranged around a central landing and comprises four generous double bedrooms, two benefiting from their own en-suite facilities, together with a well-appointed principal family bathroom. The second floor offers a further two double bedrooms, one with an en-suite, alongside a substantial reading area or private sitting room, equally suited to use as a hobbies room, study or peaceful retreat. This thoughtful arrangement of accommodation provides considerable flexibility for larger families, visiting guests or those seeking dedicated spaces for working from home.

The gardens are undoubtedly one of Ivy House's most memorable features. Beautifully established, wonderfully private and thoughtfully arranged, they provide a series of enchanting outdoor spaces, each with its own character and purpose. Sun-filled terraces to both the eastern and western elevations allow the changing light to be enjoyed throughout the day, creating perfect settings for morning coffee, leisurely lunches and evening entertaining.

Mature specimen trees, established shrubs and colourful flowering borders provide year-round interest, whilst a productive kitchen garden offers the opportunity to enjoy a more traditional, self-sufficient lifestyle. The combination of established planting, attractive boundaries and carefully positioned seating areas creates a genuine sense of seclusion and tranquillity, quite remarkable for such a convenient village location.







A gravelled driveway runs alongside the house and passes between brick pillars to a private parking area and substantial double open carport, completing the practical attributes of this exceptional home.

Ivy House is a property that offers so much more than first impressions might suggest. From its historic origins and beautifully proportioned reception rooms to the exceptional flexibility of The Old Dairy and the magnificent gardens, this is a home of real substance, personality and enduring appeal.

Internal viewing is strongly recommended to fully appreciate the scale, quality and remarkable lifestyle opportunity on offer.

ACCOMMODATION

Drawing Room
4.97 m x 4.19m (16'4" x 13'9")

Sitting Room
4.97 m x 5.06 m (16'4" x 16'7")

Dining Room
5.50m x 4.27m (18'1" x 148)

Kitchen/Breakfast Room
3.40m x 3.96m (11'2" x 13")

Conservatory
2.39m x 3.54m (7'10" x 11'7")

Utility Room

Annex & Shower Room
13.26m x 4.39m (43'6" x 14'5")

First Floor

Bedroom 1
5.59m x 4.33m (18'4" x 14'2")

En-Suite

Bedroom 2
4.97m x 3.88m (`16'4" x 12'9")

Bedroom 3
3.96m x 3.17x (13' x 10'5")

Bedroom 4
3.21m x 3.60m (10'6" x 11'10")

Bathroom

Second Floor

Bedroom 5
3.55m 3.11m (11'8" x 10'2")

En-suite

Bedroom 6
5.26m x 3.67m (17'3" x 12")

En-suite

Study Area
4.55m x 5.98m (14'11" x 19'7")

Annex/Mezzanine Area
5.33m 4.39m (17'6" x 14'5")











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Total area: approx. 397.9 sq. metres (4283.3 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimesions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.





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. N.B. Some of our images may have been enhanced using AI.

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 Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electric and drainage. Heating is oil fired

Local Authority: Stratford, Council Tax Band G

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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