



VAUGHANREYNOLDS
ESTATE AGENTS

Jacqueshall Cottage, 2 School Road
Snitterfield, Stratford-Upon-Avon, CV37 0JL



The Property

Nestled within an established setting in the heart of Snitterfield, a thriving village on the outskirts of Stratford upon Avon. This unique attached home was, in its former years a modest cottage, but has been thoughtfully extended to provide a wealth of versatile accommodation throughout, principally designed to afford extensive ground floor living space, ideal for a multi-generational family or those with hobbies. Being offered with no upward chain, the accommodation in brief comprises;

An enclosed porch leads to an inner hall, with WC, tiled flooring, and semi open plan access to the reception spaces. The lounge is a great size, is filled with natural light through dual aspect windows and boasts a feature brick fireplace with inset log burner, and exposed ceiling beams. Stairs also rise to the upper floor. There is a separate dining room, which links well with an equipped breakfast kitchen and utility room.

There are three further linked reception rooms, which are currently utilised as a study, sitting room and en-suite bedroom. A great space which combined, makes for an ideal annexe, home workings space or hobbies room. This then continues to the attached double garage.

To the first floor, a central landing provides access to three further bedrooms and the principal bathroom.

Externally, the property sits well within its plot, boasting an extensive frontage providing ample off road parking and a pleasant enclosed garden to rear, which is laid mainly to lawn with a variety of mature hedging to boundary, giving a sense of seclusion and privacy.







The Location

Snitterfield is a delightful village with a thriving community, situated within easy access of Stratford-upon-Avon with its Shakespeare connections, Warwick, Leamington Spa, Coventry and Solihull. The village has a good range of local amenities, which include a junior and infant school, excellent local shop, one pub, two churches and a dentist's surgery. Snitterfield is surrounded by delightful Warwickshire countryside with many walks and bridle paths.





4



4



2



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.

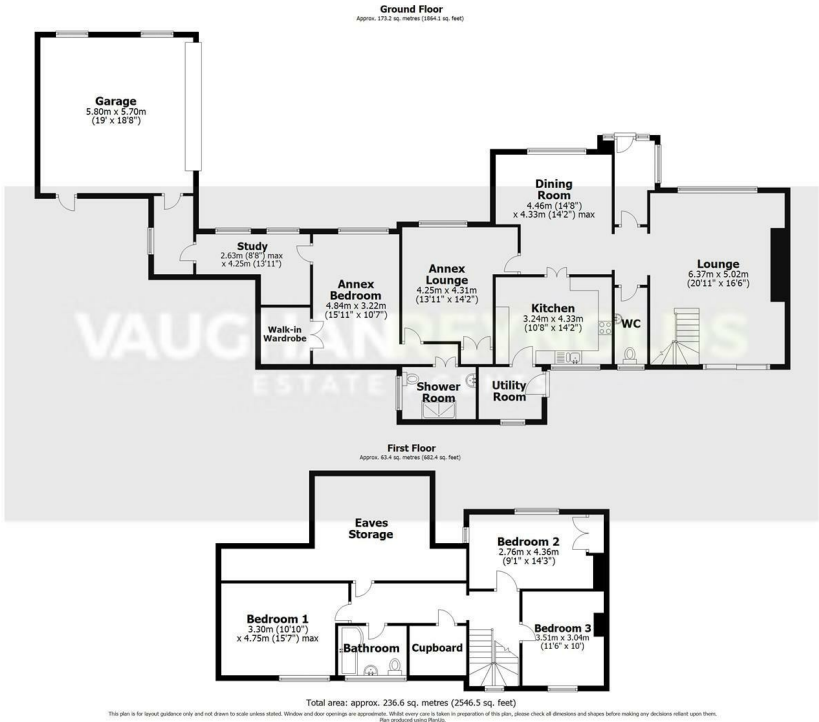
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band E

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.



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 dimensions and shapes before making any decisions reliant upon them. Plans produced using Planity.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk