



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Sunnyside, 20A Duttons Close  
Snitterfield, Stratford-Upon-Avon, CV37 0JR



## The Property

This modern detached bungalow was constructed in 2022 and designed to provide a wealth of versatile living space over one level. Finished to an excellent standard throughout, the property boasts a stylish kitchen and bathroom fittings, and memorable architectural features and glazing, providing a positive lasting impression. Being offered with the remaining term of LABC, this turn-key home is available with no upward chain.

Being set back from the road beyond a set of double opening gates, a tarmac drive provides ample off-road parking, has an electric car charging point and outside stores. Low maintenance gardens surround the property and provide a pleasant space to enjoy alfresco dining in the summer months. Entering, you are greeted by a welcoming reception hall with glazed roof lantern, window to rear and doors off to two cloaks cupboards and a WC.

The living room is a generous space, has glazed doors to front leading to the garden and under floor heating that continues throughout the property.

The dining kitchen is an inviting space, fitted well with a comprehensive range of storage, with contrasting worksurfaces over and a bank of integrated appliances. There is ample room for a table and chairs and access to both the rear courtyard and side garden.

There are two double bedrooms, one with an en-suite bathroom and the other an en-suite shower room, and a useful home office, that could also serve as a walk in dressing room if preferred. In all, the accommodation extends to approximately 974 sqft.







## 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.

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





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## GENERAL INFORMATION



This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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: Mains water, electricity and drainage. Air Source Heat Pump and Underfloor Heating throughout.

Local Authority: Stratford upon Avon, Council Tax Band D

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