



VAUGHANREYNOLDS
ESTATE AGENTS

Bramble Cottage Bearley Road
Snitterfield, Stratford-Upon-Avon, CV37 0JH



The Property

Located in the heart of Snitterfield, a sought-after thriving village on the outskirts of Stratford upon Avon, this large detached bungalow affords an expanse of highly versatile accommodation over one level, whilst being nestled within a generous mature plot. This rarely available home provides a turn key opportunity for a discerning buyer and is being offered with no upward chain. In brief, the accommodation comprises;

An inviting reception hall with cloaks storage provides access to the reception rooms and bedrooms. The reception spaces comprise a generous sitting room with interlinking doors a formal dining room and conservatory. A well equipped breakfast kitchen provides ample storage and space for occasional dining, further linking to a useful utility room and multipurpose en-suite room, that could serve as a fourth bedroom, games room or hobbies space.

There are three further good size bedrooms, including a main with en-suite shower room and a separate principal bathroom.

Externally, there is a generous mature garden to rear, filled with an array of flowering shrubs, trees and plants throughout, with interspersed pathways and an expanse of shaped lawn. To the front, a creta print driveway provides ample parking, and access to an attached double garage, with two up and over doors to front, light, power and personnel door to the utility.







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.





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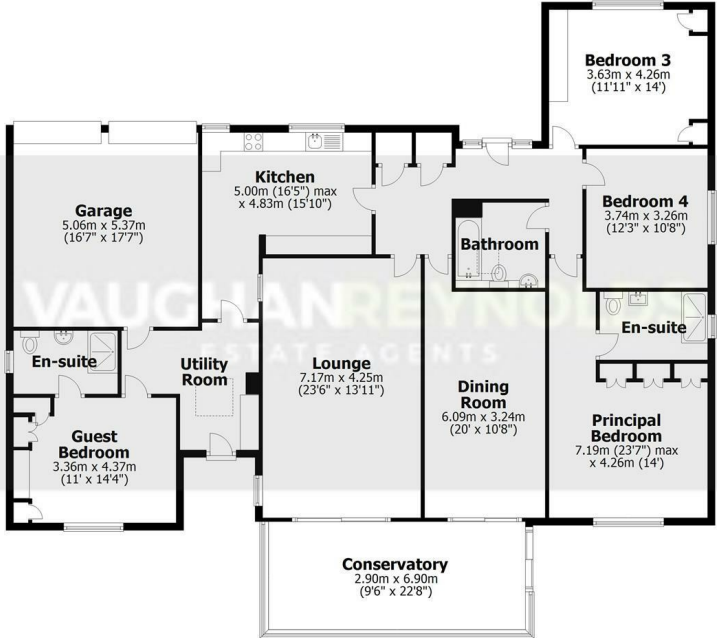


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GENERAL INFORMATION

Floor Plan
Approx. 222.6 sq. metres (2396.6 sq. feet)



Total area: approx. 222.6 sq. metres (2396.6 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 dimensions and shapes before making any decisions reliant upon them.
Plan produced using Planitap.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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