



VAUGHANREYNOLDS
ESTATE AGENTS

1 Park Cottages, Church Road
Snitterfield, Stratford-Upon-Avon, CV37 0LH



The Property

Dating back to the late 17th century and forming part of the original Snitterfield Manor estate, this attractive and highly deceptive home is filled with character and charm, with various memorable features throughout. High ceilings in parts give a real sense of volume and space, whilst exposed beams, tiled flooring and wood burning stoves provide a cosy, homely feel. Nestled in a delightful back water setting, this inspiring home is being offered as an opportunity to acquire a rarely available and highly versatile grade 2 listed home.

Being set beyond a five bar gate, a gravelled courtyard provides ample parking, access to the attached double garage and internal accommodation which in brief comprises; An inviting reception dining hall, with tiled flooring, bespoke storage, Belfast sink and breakfast area with doors to the garden. The kitchen can be accessed from here, and is fitted with a range of storage, complimented by tiled surfaces over and is filled with natural light through dual aspect windows and a Velux roof light.

The principal reception room is a charming space, boasting double height ceilings and dual aspect windows to front and rear. Cashmere slate flooring continues throughout, and a feature fireplace with wood burning stove provides a cosy central feature. The second reception room is equally impressive, with vaulted ceiling, exposed beams feature log burner and exposed mezzanine floor and useful guest WC. There is a separate study, with staircase off to a versatile mezzanine bedroom space. This cluster of rooms provides the ideal space for guests or could serve as an annex to the main house.







Passing the principal bathroom, the main staircase then rises to the upper floor, where there are two bedrooms and an additional WC for convenience.

Externally, the property occupies a plot, that in all extends to just over $\frac{1}{4}$ of an acre, with an expanse of lawn to rear (which is the main south facing elevation), with several interspersed shrubs, trees and plants throughout, raised terracing and useful garden shed, summer house and green house. The lower garden abuts the adjoining open countryside with breathtaking uninterrupted views.

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 nursery, infant and junior school, excellent local shop, a pub, a church and a dentist's surgery. A recently completed sports club, with tennis courts and a bowling green. Cobbs farm shop and restaurant is located on the edge of the village and the village is surrounded by delightful Warwickshire countryside with many walks and bridle paths.





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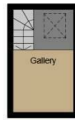
GENERAL INFORMATION

Cedar Cottage, 1 Park Cottages, Snitterfield



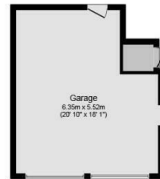
Ground Floor

Floor area 112.7 sq.m. (1,213 sq.ft.)



First Floor

Floor area 42.5 sq.m. (458 sq.ft.)



Outbuilding

Floor area 32.9 sq.m. (354 sq.ft.)

TOTAL: 188.1 sq.m. (2,024 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

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 D

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