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ESTATE AGENTS

Sharrow House, The Green
Snitterfield, Stratford-Upon-Avon, CV37 0JF



The Property

Once the village Co-operative Store, Sharrow House is a striking Victorian building that has evolved beautifully over time. Today, it stands as a thoughtfully reimagined family home — one that combines the charm of its historic past with a modern, design-led extension to the rear. The result is a truly individual property that balances character, comfort, and contemporary living in perfect harmony.

At the heart of Snitterfield, a vibrant village on the edge of Stratford-upon-Avon, Sharrow House enjoys a prominent position on The Green, surrounded by community life and rural scenery alike.

Step inside and the sense of scale and light is immediate. The original entrance hall — with its high ceilings and elegant staircase — sets a welcoming tone, leading through to the main reception spaces. The living room is bright and generous, with dual-aspect windows that flood the space with natural light, while the study offers flexibility — ideal as a home office, playroom, or snug — and features a charming fireplace as its focal point.

The dining room opens seamlessly into the home's showpiece: a stunning kitchen and family room housed within the modern rear extension. Here, a blend of sleek design and relaxed comfort comes together to create an effortless everyday living space. The kitchen itself is beautifully appointed, featuring quartz worktops, a bank of integrated appliances, and a central island with breakfast bar — perfect for both casual meals and entertaining. A wall of teal-framed sliding doors draws the eye out to the garden, filling the space with light and providing a wonderful indoor-outdoor connection. Completing the ground floor is a well-equipped utility and boot room, along with a cloakroom/WC, adding to the home's practicality.

Upstairs, a central landing leads to five bedrooms, a family bathroom, and a separate shower room — providing plenty of space for a growing family or visiting guests.







Outside, Sharrow House sits on a generous 0.12-acre plot, with a private rear garden laid mainly to lawn and edged with mature planting that brings colour and privacy throughout the seasons. A terrace patio offers the perfect spot for outdoor dining and summer evenings. Beyond a personnel gate lies an oversized garage offering excellent storage or workshop potential, along with a driveway providing ample parking. The front garden is attractively landscaped, with additional tandem-width parking enhancing convenience.

With its rich village history, beautifully balanced design, and prime location in the heart of Snitterfield, Sharrow House represents a rare opportunity — a home that celebrates its past while embracing modern living, all just moments from the charm and culture of Stratford-upon-Avon.

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,, Cobbs farm shop, one pub, a church and a dentist's surgery. A recently completed sports club, new tennis courts and a bowling green. Snitterfield is surrounded by delightful Warwickshire countryside with many walks and bridle paths.





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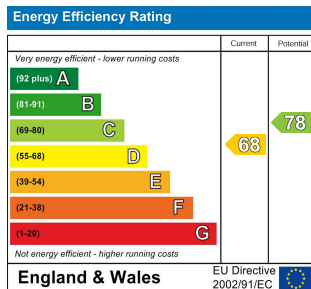
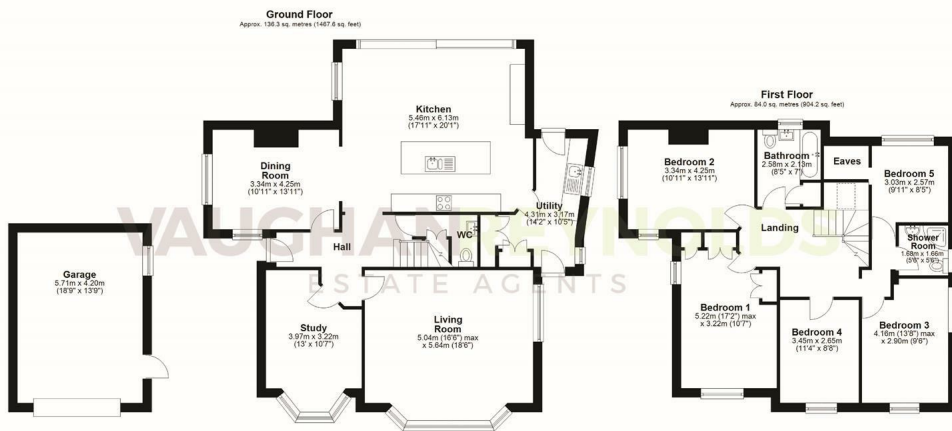
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0.12 acre(s)



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

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