



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Nassyfield Cottage, Church Road  
Snitterfield, Stratford-Upon-Avon, CV37 0LN



## The Property

Occupying a prime position within this highly regarded village and enjoying far-reaching views across the adjoining countryside, Nassyfield Cottage is a beautifully modernised and thoughtfully extended attached home that offers the perfect blend of character, contemporary styling and exceptional living space.

Set within a generous plot, this impressive property presents a genuine turnkey opportunity, allowing a fortunate purchaser to simply move in and enjoy all that this wonderful home has to offer.

The accommodation begins with a welcoming entrance hallway, leading through to a cosy snug and, at the heart of the home, a stunning open-plan living, dining and kitchen space. Designed with modern family living and entertaining in mind, each area is thoughtfully defined whilst retaining an effortless sense of flow. The spacious sitting area centres around an inset log-burning stove, creating a warm and inviting focal point, whilst bi-fold doors open onto the rear terrace and garden, perfectly framing the countryside beyond.



The dining area also benefits from bi-fold doors, seamlessly connecting indoor and outdoor living. Completing this superb space is the beautifully appointed breakfast kitchen, fitted with an extensive range of high-quality cabinetry featuring hand-painted door fronts, quartz work surfaces, a Belfast sink, breakfast bar, integrated appliances and a striking range cooker set within an attractive inglenook recess. A separate utility room and WC provides valuable additional practicality.





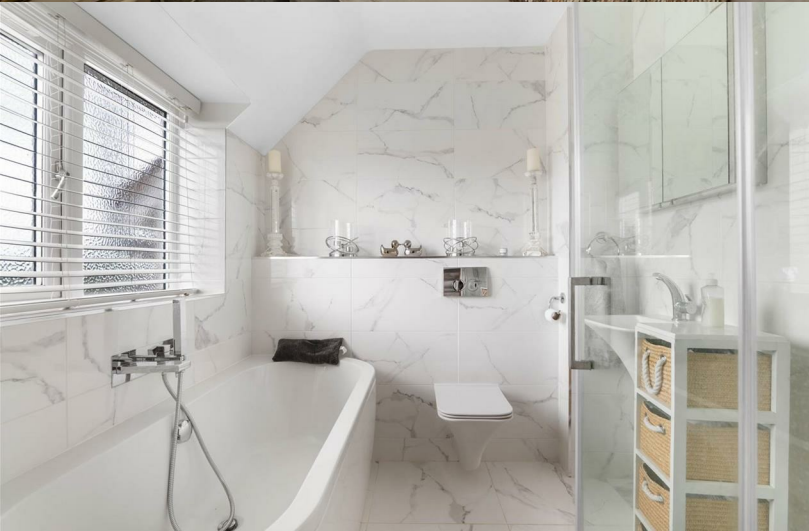
To the first floor, a charming galleried landing with occasional seating area leads to three generous double bedrooms and a stylish family bathroom, fitted with both a bath and separate shower. The principal bedroom suite is particularly impressive, featuring a luxurious en-suite shower room and a Juliet balcony that enjoys truly breath taking panoramic views across the surrounding countryside.

Outside, the property continues to impress. The elevated rear garden has been designed to make the most of its enviable setting, with an expansive terrace providing the ideal space for outdoor dining, entertaining and relaxing whilst taking in the stunning rural backdrop. Beyond lies a generous lawn that gently slopes towards a useful garden shed. A further area to the side offers additional versatility, whilst a gate leads to the front of the property where a gravel driveway provides ample off-road parking.

Combining stylish interiors, generous accommodation, outstanding outdoor space and spectacular countryside views, Nassyfield Cottage represents a rare opportunity to acquire a truly exceptional village home.

### 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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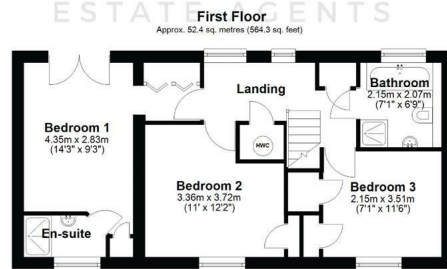
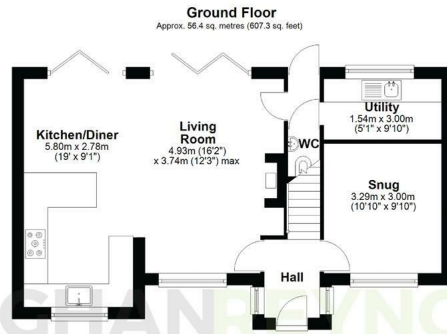
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0.15



Total area: approx. 108.8 sq. metres (1171.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>	69	77
EU Directive 2002/91/EC		

## 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 D

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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