



VAUGHANREYNOLDS
ESTATE AGENTS

2 Bell Brook, Snitterfield
Stratford-upon-Avon, Warwickshire, CV37 0JN



Property Description

Occupying a delightful position in the heart of the village, in a quiet location set back from the road, this detached property has been thoughtfully extended and updated throughout to create a spacious, light and airy home. It boasts a versatile layout that would suit a wide demographic of buyer.

The leafy surroundings provide an increased feeling of privacy, combined with a generous plot, the house requires internal viewing to be fully appreciated. In brief, the accommodation comprises: Entrance hall with stairs rising to the upper floor, cloakroom and WC and panelled door off.

There are three generous reception rooms, providing increased flexibility for various uses, but presently utilised as a formal lounge, family room (open to conservatory) and useful home office / hobbies room. This is accompanied by a large 'L' shaped dining kitchen, which is fitted with a comprehensive range of storage, wooden worktops and integrated Bosch appliances to include: double oven, dishwasher, fridge and freezer. An island hosts the induction hob. Wooden flooring continues throughout to the dining area and relaxed seating area, providing the perfect space for families to gather and socialise.

There is also a useful utility room providing additional storage and plumbing for washing machine, tumble dryer and additional fridge freezer.







To the first floor, a central landing with storage cupboard and window to front, provides access to each of the four double bedrooms and a modern, well equipped shower room with Pure remote-controlled shower. The master and guest bedrooms have equally well appointed en-suite bath and shower rooms, fitted with modern white suites, Pure remote-controlled showers, tiling and karndean flooring.

Externally, there is a pleasant enclosed garden to rear, landscaped to provide a generous paved seating area abutting a raised lawn, which extends to boundary where there are various mature shrubs and trees providing a high level of privacy. Gated access to the side leads to the front of the property, where a generous triple width tandem driveway provides parking for several vehicles and access to a double garage.

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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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.

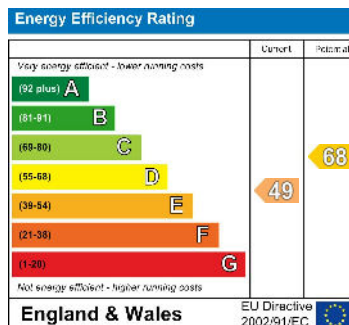
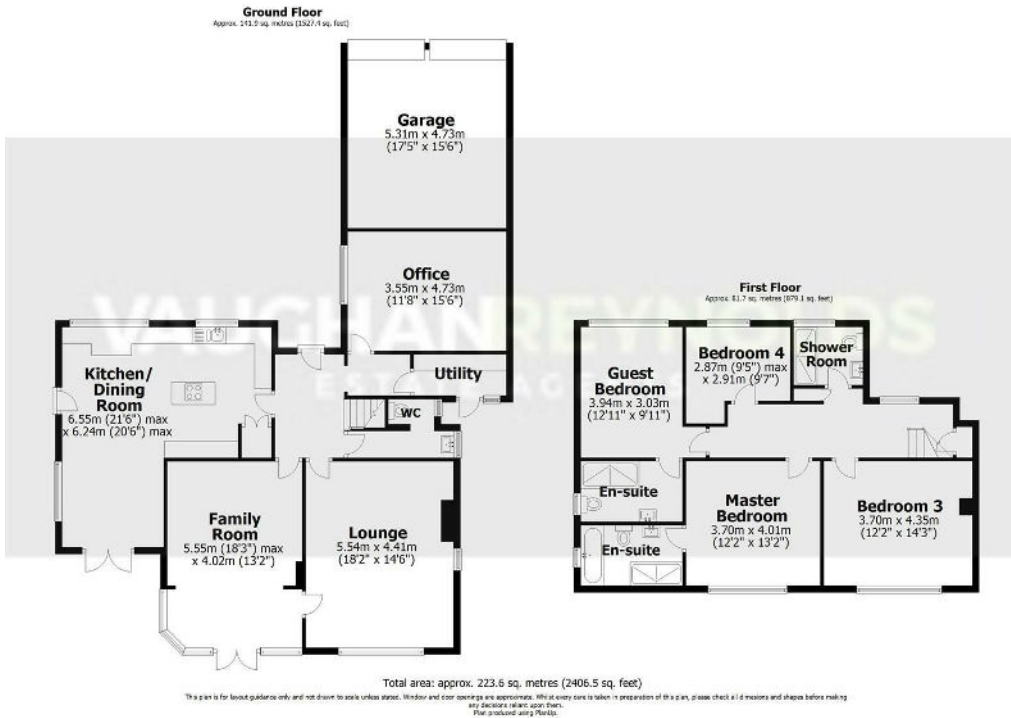
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford on Avon District Council, Tax Band F.

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