



VAUGHANREYNOLDS
ESTATE AGENTS

Waterworks Cottage, The Green
Snitterfield, Stratford-upon-Avon, CV37 0JE



The Property

Nestled within a generous mature plot on the outskirts of Snitterfield, a popular thriving village near Stratford-upon-Avon, this detached former water works cottage boasts immense curb appeal, but now requires a course of remodelling works throughout to maximise its potential. There is significant scope to redesign the accommodation to meet a variety of buyers needs and could benefit from wider extending subject to obtaining the relevant planning permissions.

The property is set back from the road beyond a generous frontage with ample parking, creating a wonderful first impression. Entering the property via an inner lobby with stairs rising to the upper floor and panel door off.

There are three reception rooms that help provide a heightened degree of flexibility and individually comprise a generous lounge with dual aspect windows, pleasant dining room with feature fireplace and a separate study. The kitchen also enjoys a period fireplace with an inset log burner / stove and basic storage. There is also a ground floor WC.

To the first floor, a central landing provides access to two good size double bedrooms and the house bathroom.

Externally, the property occupies a generous plot that extends to approximately 0.51 acres, laid mainly to lawn with various interspersed fruit trees, shrubs and plants throughout.



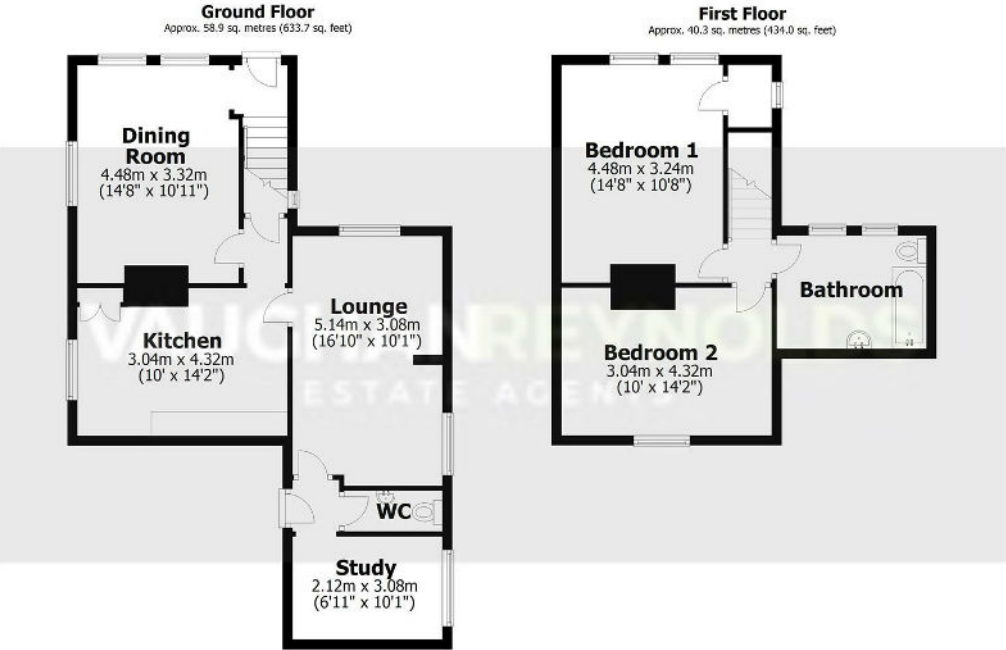
There are several outbuildings including a detached double garage, workshop and greenhouse. A stream runs the length of the plot towards the southern boundary, providing a reminder of the heritage of this wonderful property.

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.



GENERAL INFORMATION



Total area: approx. 99.2 sq. metres (1067.8 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 PlanIt.

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.

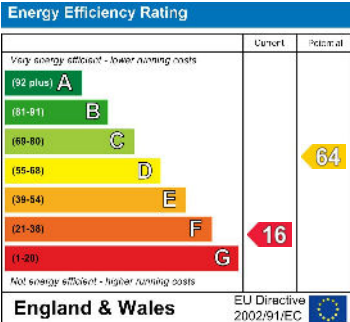
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains electric, water and drainage are connected to the property.

Local Authority: Stratford-upon-Avon District Council, Tax Band D

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10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk