

VAUGHANREYNOLDS
ESTATE AGENTS

Tudor House, Church Road
Snitterfield

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



Matt Reynolds
Director



Tudor House, Church Road, Snitterfield, Warwickshire, CV37 0LF

Tudor House is an attractive, 16th Century, Grade II Listed period home, occupying a generous plot with open views to rear. The property is set in the heart of Snitterfield, a popular thriving village located within easy access of Stratford-on-Avon town centre with countless rural pursuits at hand. Boasting extensive accommodation over four floors of approximately 2711 sq ft, this beautifully presented property affords a versatile layout and is filled with character charm throughout, including exposed beams, flagstone flooring, period panelling and elegant windows/openings.

Set back from the road, beyond a generous front garden with mature hedgerow providing an enhanced degree of privacy, remotely operated electric gates provide access to a gravelled courtyard parking area and detached double garage with additional stores.



4



5



2



0.30 Acre

Entering the property, you are greeted by an inviting entrance hall, with flagstone flooring and inglenook fireplace with an open hearth. There is ample space for a dining table here if required, or chairs for occasional seating. Panelled doors lead off to a guest WC and onward to a pleasant Victorian garden room.

There are three further reception rooms in all, including a cosy sitting room with exposed beam, feature fireplace and built in storage, a separate formal dining room and useful study / home office space.

The breakfast kitchen has been designed to maximise the space and provide ample storage, which includes a range of base units with granite worksurfaces over, inset sink, 4 oven AGA and separate integrated oven, hob and extractor. There are exposed beams and cashmere slate flooring continues throughout to the breakfast area and into the utility and boot room. There is also a useful vaulted cellar.



To the first floor, a central landing provides access to four bedrooms, one of which is being utilised as a home office, and the family bathroom. The main bedroom is a generous space with fitted wardrobes and boasts a luxury modern en-suite bathroom, complete with oversized shower, bath, WC and His & Hers wash basins.

Proceeding to the second floor there are two further rooms, a double bedroom and another room which could be utilised as a hobbies room or home office, or potentially combined into a guest suite.

Externally, the property sits well within its mature leafy plot, which extends to approximately 0.3 acre in all. There are various areas of shaped lawn, with winding pathways, passing established shrubs, trees and herbaceous borders.

The rear of the garden extends beyond the neighbouring property and is planted with a mature copse, but also abuts a post rail fence with open views to the adjoining field and village beyond.

The detached garage has an up and over door to front and four linked store rooms, together with a mezzanine floor for storage above. This outbuilding offers further potential to be re-developed into a variety of different uses, including ancillary accommodation if required (subject to planning).





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 thriving sports club, 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.

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It is a prosperous riverside market town with a rich variety of historic buildings, fine restaurants and excellent public and private schools. The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is about an 8 minute drive away.



ACCOMMODATION

Ground Floor

Entrance Hall

5.12m x 4.90m (16'10" x 16'1")

Sitting Room

3.98m x 1.04m (13'1" x 3'5")

Dining Room

4.06m x 2.87m (13'4" x 9'5")

Study

3.79m x 2.03m (12'5" x 6'8")

Breakfast Kitchen

5.12m x 4.36m (16'10" x 14'4")

Utility & Boot Room

Cellar

3.44m x 2.46m (11'3" x 8'1")

Garden Room

2.87m x 5.48m (9'5" x 18'0")

FIRST FLOOR

Principal Bedroom with En Suite

3.98m x 4.65m (13'1" x 15'3")

Bedroom Two

2.94m x 4.16m (9'8" x 13'8")

Bedroom Three

2.94m x 4.25m (9'8" x 13'11")

Bedroom Four

2.06m x 3.98m (6'9" x 13'1")

Bathroom

SECOND FLOOR

Study

3.98m x 2.30m (13'1" x 7'7")

Bedroom Five

2.43m x 5.17m (8'0" x 16'11")

Storage Space

Garage

6.44m x 5.18m (21'2" x 17'0")

Storage Room 1

2.01m x 4.92m (6'7" x 16'2")

Storage Room 2

4.33m x 2.29m (14'2" x 7'6")

Storage Room 3

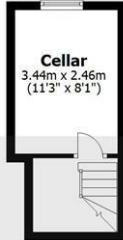
2.36m x 1.67m (7'9" x 5'6")

Storage Room 4

1.87m x 1.67m (6'2" x 5'6")



Cellar
Approx. 12.2 sq. metres (131.8 sq. feet)



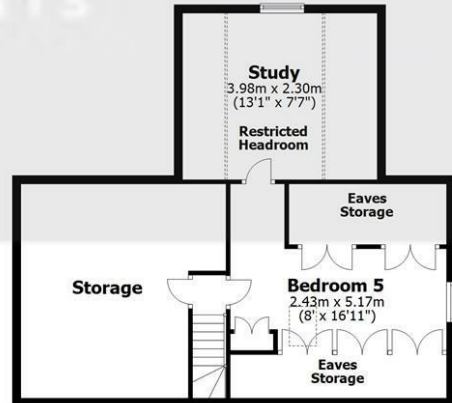
First Floor
Approx. 82.5 sq. metres (888.0 sq. feet)



Ground Floor
Approx. 121.4 sq. metres (1307.1 sq. feet)



Second Floor
Approx. 35.7 sq. metres (384.6 sq. feet)



Total area: approx. 251.9 sq. metres (2711.4 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. 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 PlanUp.



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-upon-Avon, Council Tax Band F

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. To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.vaughanreynolds.co.uk.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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