

VAUGHAN REYNOLDS
ESTATE AGENTS

9 Highfield Close
Snitterfield, Stratford-Upon-Avon, CV37 0JJ







The Property

Positioned around an attractive central green within a peaceful, leafy enclave, 9 Highfield Close presents an exciting opportunity to acquire a well-loved home that has remained in the same ownership for many years. Having been carefully maintained throughout its life, the property is now ready for a thoughtful programme of modernisation, allowing the next owner to create a home tailored entirely to their own tastes and lifestyle.

The property enjoys an enviable setting, set back from the road with pedestrian access across the green, while double timber gates open to a generous area at the side of the house. Occupying a larger than average plot, the gardens offer an excellent degree of privacy, with mature boundary planting, extensive lawns and a selection of timber outbuildings providing excellent storage and future potential.

Snitterfield continues to be one of the region's most desirable villages, offering a thriving community atmosphere alongside excellent everyday amenities. Stratford-upon-Avon is only a short drive away, whilst Junction 15 of the M40 provides convenient access for those commuting further afield.









The accommodation is both spacious and versatile. An inviting entrance hall leads to the first floor, whilst doors open to two generous reception rooms. The principal living room is particularly impressive, enjoying dual aspect windows that flood the room with natural light, together with a feature stone fireplace creating an attractive focal point. The second reception room offers excellent flexibility and could equally serve as a formal dining room, home office, playroom or hobbies room.

One of the property's notable improvements is the ground floor extension, which has created a much larger breakfast kitchen. Fitted with an extensive range of storage units, the room provides ample space for a family dining table and offers excellent scope for further remodelling should a buyer wish to create an open-plan living environment. Beyond the kitchen is a useful rear lobby with direct access to the garden and a convenient ground floor WC.

The first floor continues to provide well-balanced accommodation, with a central landing leading to three comfortable bedrooms and a family bathroom.

Outside, the generous gardens are undoubtedly one of the property's standout features. The larger than average plot provides excellent outdoor space for families, keen gardeners or those looking to extend further, subject to the necessary consents. Mature planting around the boundaries creates a wonderful sense of privacy and seclusion, making the garden a peaceful place to relax and enjoy.

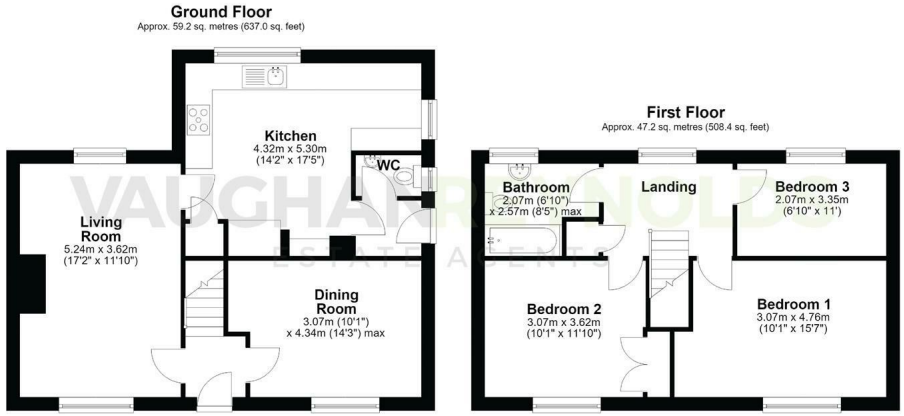
Offered to the market with no upward chain, this is a rare opportunity to purchase a solid, well-maintained home with enormous potential in a highly regarded Warwickshire village.



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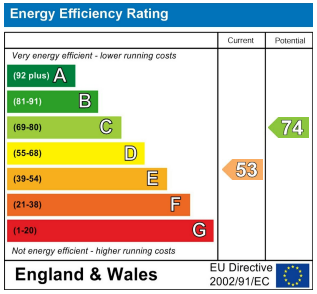
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Total area: approx. 106.4 sq. metres (1145.3 sq. feet)

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.



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. N.B. Some of the images used may have been enhanced using CGI.

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 C

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VAUGHANREYNOLDS
ESTATE AGENTS

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