



**Connells**

Pigeon Green  
Snitterfield Stratford-Upon-Avon



# Pigeon Green Snitterfield Stratford-Upon-Avon CV37 0LP

for sale guide price  
**£350,000**



## Property Description

This impressive home offers everything you need for comfortable modern living and character. There is a cosy lounge with a feature log burner, offering plenty of space to unwind and relax. There is also a downstairs cloakroom for added convenience. To the rear is a modern kitchen diner with integrated appliances and French doors leading out into the private South facing rear garden.

On the first floor there are three well presented, light and airy bedrooms and a family bathroom with built in storage. The primary bedroom benefits from its own ensuite, built in wardrobe and stunning field views! This delightful home comes with off road parking for two vehicles to the rear.

The South facing rear garden is not overlooked and offers plenty of privacy to enjoy your outdoor space. There is a lovely patio perfect for an outdoor seating area and setting up a BBQ to enjoy in the warmer months!

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## The Location

The property is situated within the desirable village of Snitterfield, a popular location approximately a 10 minute drive to both Stratford-upon-Avon and Warwick. The village offers a variety of local shops and amenities, all of which are within walking distance of Pigeon Green. There is a parish church, village hall, public inn, primary school, and a local village store.

There are fantastic travel links to the M40, A46, and accessing Stratford-Upon-Avon, Warwick and surrounding towns. Stratford-Upon-Avon and Warwick are both historic market towns which offer a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

## Entrance Hall

Double glazed window to the front and wood effect flooring.

## Cloakroom

Wash hand basin, WC, spotlights and wood effect flooring.

## Living Room

16' 2" x 11' 2" ( 4.93m x 3.40m )

Feature log burner topped with an Oak beam and brick surround, spotlights, double glazed window to the front and wood effect flooring. There are double doors through to the kitchen diner.

## Kitchen Diner

17' 8" x 10' 11" ( 5.38m x 3.33m )

Fitted with a range of wall and base units with work surface over and a stainless steel sink unit with a mixer tap. There is integrated appliances including; built-in dual electric oven and ceramic hob with an extractor unit over, microwave, fridge freezer, dishwasher,

washing machine, wine cooler. There are also a double-glazed window and French doors leading to the rear, tiled flooring and spotlights.

## Bedroom One

11' 5" x 10' 5" ( 3.48m x 3.17m )

Carpeted flooring, double glazed window to the front with gorgeous field views, built in wardrobe, and an ensuite.

## Ensuite

Shower, WC, wash hand basin, spotlights, extractor fan and double glazed window to the side.

## Bedroom Two

10' 11" x 11' 4" ( 3.33m x 3.45m )

Carpeted flooring, double glazed window to the rear.

## Bedroom Three

7' 7" x 4' 10" to wardrobe ( 2.31m x 1.47m to wardrobe )

Carpeted flooring, double glazed window to the rear and built in full width wardrobes.

## Family Bathroom

Shower over bath, wash hand basin with storage, WC, towel rail, airing cupboard and double glazed window to front.

## Rear Garden

Private and enclosed, South facing rear garden mainly laid to lawn with patio area and rear access.

## Parking

Parking to the rear for two vehicles.

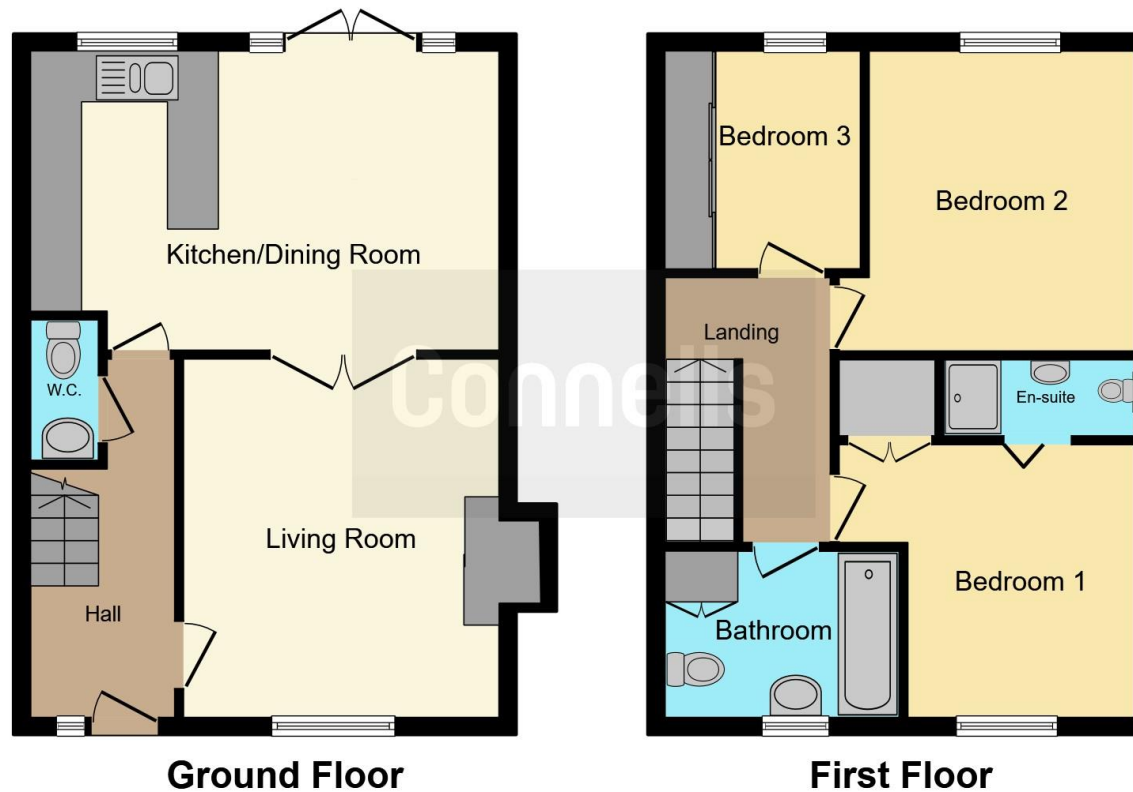












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WAR107203](http://connells.co.uk/Property/WAR107203)**



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