



Kennedys



4 Bed Detached | Bell Lane, Snitterfield | £850,000

Description

A versatile family home in a superb location that can easily be adjusted to provide a self-contained suite.

Welcome to this truly unique detached property, meticulously extended and enhanced to create an exceptional family home, nestled in the delightful village location of Snitterfield, equidistant from the cultural charm of Stratford upon Avon and the county town of Warwick.

As you step inside, you are greeted by a grand hallway boasting impressive double-height ceilings and convenient built-in storage, setting the tone for the remarkable living experience that awaits. Let's begin with the spacious lounge adorned with French doors leading to the rear sooth-west facing garden and featuring a cozy wood-burning stove, perfect for those chilly evenings. This inviting space seamlessly flows into the expansive kitchen/diner, illuminated by natural light pouring in through the windows to the front. Here, culinary enthusiasts will delight in the well-appointed kitchen, complete with a charming Belfast sink, ample space for appliances, and a generously sized central island, ideal for both cooking and casual dining.

Adjacent to the lounge, a charming snug shares the warmth of the wood-burning stove, providing a cozy retreat for relaxation. Next to this, a versatile home office awaits, offering the potential to serve as a bedroom, playroom, or home gym, catering to the diverse needs of modern family living. Completing the ground floor is a practical boot room/utility room, ensuring convenience for outdoor enthusiasts, as well as a convenient



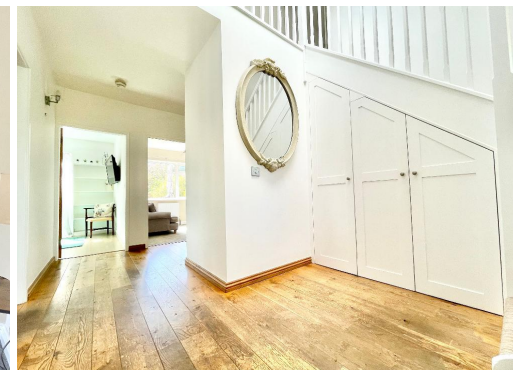
- Exceptional Family Home
- Stunning Rear Garden
- Versatile Accommodation
- Parking for Multiple Vehicles
- 2 Bathrooms
- Village Location

downstairs loo.

Ascending the staircase, you'll discover three generously proportioned double bedrooms, each offering a tranquil sanctuary for rest and relaxation. Bedroom 1 impresses with its spacious layout, featuring a range of built-in wardrobes, a charming window seat overlooking the rear garden, and an en-suite shower room for added luxury. Bedroom 2 is another impressive double with ample storage space, while bedroom 3 offers versatility as either a smaller double or a generously sized single, complete with a deep storage cupboard that the current owners transformed into a cozy den/reading nook during their children's early years. The family bathroom on this floor adds a touch of elegance with its claw-footed bath, perfect for unwinding after a long day.

Outside, the south-westerly facing rear garden captivates with its stunning beauty, boasting mature shrubs and trees, a lush lawn, a vegetable patch, a garden shed, and a delightful patio area, providing the ideal setting for outdoor entertaining and relaxation. At the front of the property, parking is plentiful, with space for several cars in addition to garage and versatile large side storage, ensuring both convenience and security for residents.

In summary, this exceptional property offers a rare combination of village charm, proximity to Stratford-upon-Avon, and versatile living spaces, all complemented by the breathtaking beauty of its large garden. Whether you're seeking a tranquil family retreat or a vibrant space for entertaining, this home provides the perfect canvas for creating cherished memories for years



to come.

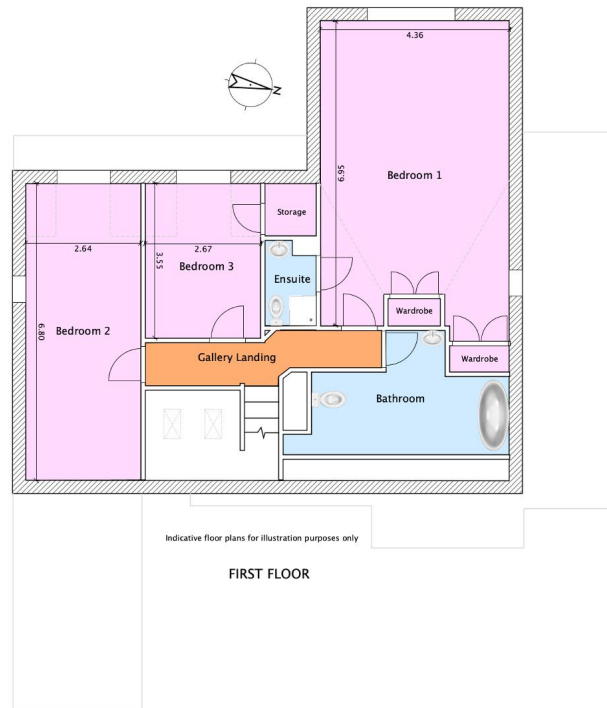
Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band E with Stratford on Avon District Council.

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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