

The Green, CV37

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Welcome to The Retreat a picture-perfect cottage tucked away on a peaceful lane in the heart of Snitterfield. With views over open countryside and a garden studio. Having Two bedrooms and a Nursery/study/dressing room,.

- Third room currently a dressing room with potential for nursery or home office.
- Fully powered garden studio/home office with bi-fold doors & field views.
- Driveway parking for one car and pretty front garden.
- Short walk to local pub, village shop, and countryside walks.
- Stylish Contemporary kitchen/diner with Integrated appliances & breakfast bar
- Spacious Bathroom with Freestanding Bath & Walk in Shower.



Set back from the quiet Popular lane The Green, This home is perfectly placed in the sought-after village of Snitterfield, The Retreat offers countryside calm just moments from local walks, and a friendly village community, and excellent access to Stratford-upon-Avon.

Dating back to the 1800s, The Retreat sits within a conservation area and blends its historic character with exposed beams, original features, and classic proportions with a calm, contemporary aesthetic. Farrow & Ball tones flow throughout, creating a peaceful palette that suits the home's countryside setting.

Ground Floor

You're welcomed inside via a charming front path. Step into the generous hallway and discover a cosy living room complete with exposed beams, rustic timber doors, and a beautiful exposed brick feature fireplace with log burner the perfect place to curl up on cooler evenings.

The kitchen/diner is a showstopper light, open and thoughtfully designed, it features muted grey Symphony cabinetry, sleek white worktops, and a ►



- full range of premium integrated appliances, including Neff ovens, induction hob, and a Bosch fridge-freezer. There's a filtered water tap, a breakfast bar for casual coffee catch-ups, and space for a large dining table ideal for entertaining family and friends. A stable door opens onto the pretty cottage garden for seamless indoor-outdoor living.

First Floor

Upstairs, you'll find two bright and airy double bedrooms with characterful beams the rear bedroom with views over the garden and fields behind, alongside a third room currently styled as a bespoke dressing room by Warwick designer Stan Matthews. This flexible space could easily serve as a nursery, study, or additional bedroom. The family bathroom offers serious spa-day vibes, with a freestanding roll-top bath and a large walk-in rainfall shower.

Outside Spaces

The magic continues outside: the rear garden is a private, sun-soaked sanctuary with a generous patio for alfresco dining, a lawned section, and a second terrace perfectly positioned to catch the evening sun. At the far end, a fully powered garden office/studio with bi-fold doors and a Smeg log burner enjoys open views across rolling fields making it ideal as a home office, creative studio, gym, or simply a peaceful escape.

The Area

Located in the Warwickshire countryside just outside Stratford-upon-Avon, Snitterfield is a quintessential English village that blends peaceful rural living with easy access to amenities, culture, and transport links. The heart of the village is centred around its village hall, church, and local pub, The Snitterfield Arms, a favourite for Sunday lunches and relaxed evenings. There's also a well-stocked community shop, a popular primary school, and a range of clubs, events and activities that bring neighbours together all year round.

Outdoor lovers will find endless opportunities for walking, cycling, and exploring the surrounding countryside.

Connectivity

Despite its rural feel, Snitterfield is remarkably well connected. It's just a short drive to Stratford-upon-Avon, Warwick, and the M40 — making it an ideal base for commuters heading to Birmingham, Coventry, or even London (with rail links from nearby Warwick Parkway or Stratford-upon-Avon station).

Location

Postcode - CV37 0JG

What 3 words - //remainder.vaccines.oppose

Key Information

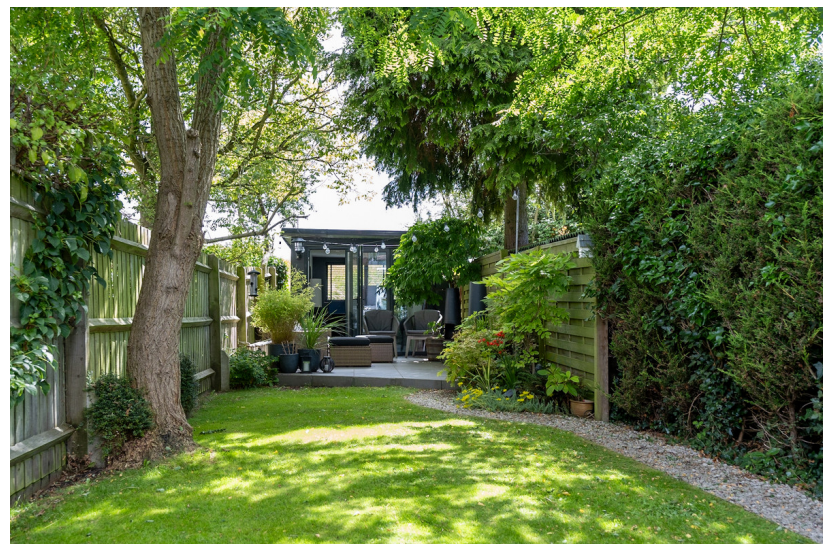
Services - Mains electric, water and gas.

Tenure - Freehold

Council Tax Band - C

EPC Rating - D

Local Authority - Stratford District Council



LOCATION



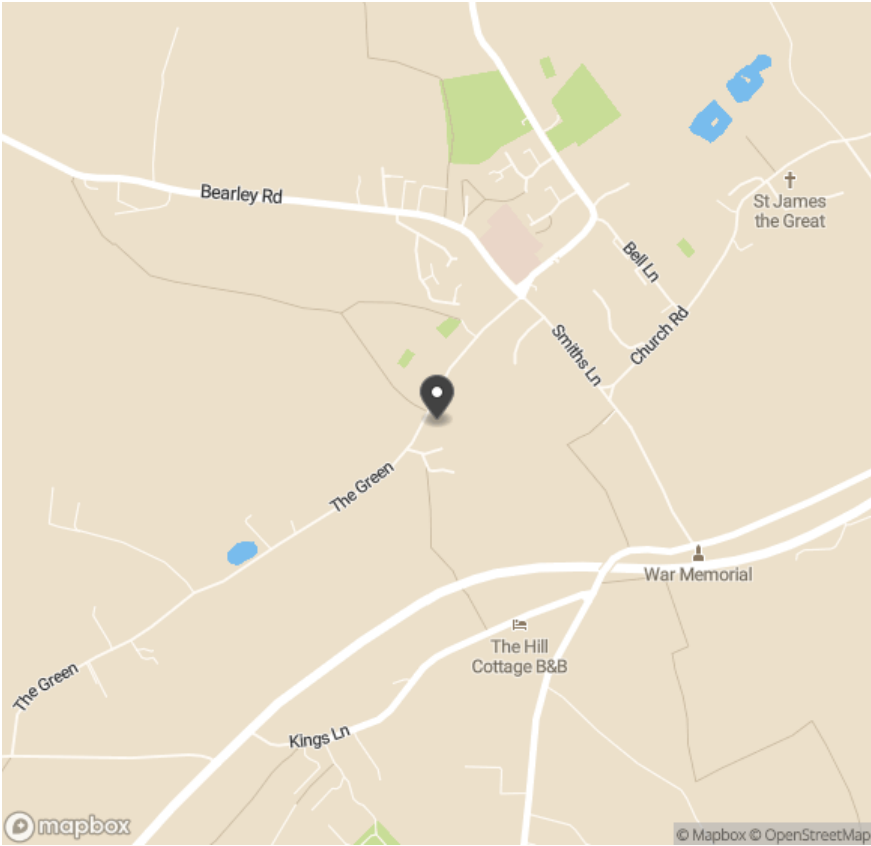
ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: **66**

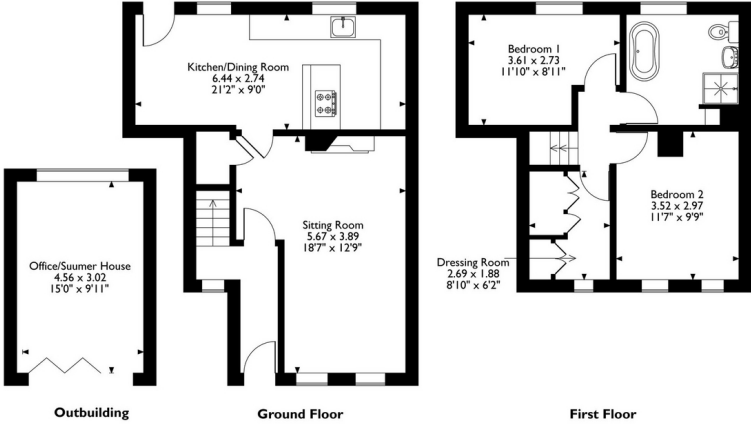
Potential: **83**

FLOOR PLAN

1002 sq ft (93 sq m)



19, The Green, Stratford-upon-Avon, Warwickshire
Approximate Gross Internal Area
Main House = 79 Sq M/851 Sq Ft
Outbuilding = 14 Sq M/151 Sq Ft
Total = 93 Sq M/1002 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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