



Church Lane, Snitterfield, CV37 0LG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Offered for sale with no onward chain, here is a rare opportunity to acquire a beautifully appointed, four bedroom, modernised family home. Being enviably situated within a quiet cul-de-sac in the quaint village of Snitterfield, this property is ideally suited to growing families or anyone seeking a beautifully modernised home in a village location.

Recently renovated, viewing of this property is truly needed to appreciate the work put into the property's modernisation. The light and spacious accommodation briefly comprises: entrance hallway with stairs rising to the first floor - with attractive balustrade and glass panelling, sitting room, kitchen/dining room with fitted units and integrated appliances, utility room, separate W/C and family room/snug. To the first floor - landing with access to all bedrooms and family bathroom, main bedroom with en-suite, three other bedrooms and 4-piece family bathroom. To the exterior, there is parking for multiple cars and access to the rear garden - which is well over 100' long with stunning views into the Warwickshire countryside - mainly laid to lawn with a selection of attractive shrubs and hedges.

Snitterfield is a very popular village with a thriving community and a wealth of social groups and activities including a Scout Group, Garden Club, Village Fete and Cinema groups, and a Sports Club with sections for bowling, cricket, tennis, and junior football. The village has its own Primary School which currently has approximately 100 pupils, and easy access to a range of excellent Secondary schools and other amenities in Stratford upon Avon (5 miles away) and Warwick (7 miles away). Although quietly situated away from main roads, Snitterfield is ideally placed for connecting to major transport links.

With many pleasing features and a fantastic position within the village, this property truly is a must-see.





Key Features

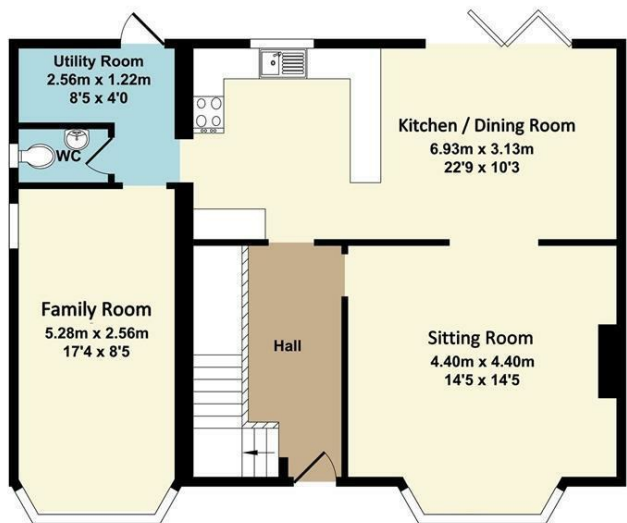
- Offered for sale with NO ONWARD CHAIN
- Located in the quaint village of Snitterfield
- Walking distance to multiple amenities
- Close to schools
- Four bedrooms
- Fully renovated property
- Quiet cul-de-sac location

**Offers In Excess Of
£575,000**

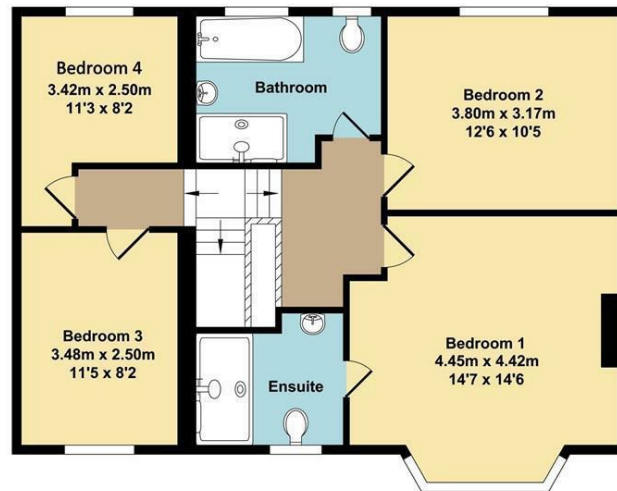


Total Approx. Floor Area 141.47 Sq.M. (1523 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 71.37 Sq.M.
(768 Sq.Ft.)



First Floor
Approx. Floor
Area 70.10 Sq.M.
(755 Sq.Ft.)



EPC Rating - C

Tenure - Freehold

Council Tax Band - E

Local Authority
Stratford District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a viewing on this property please call 01789 387887

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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