



Church Road, Snitterfield, CV37 0LE

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Sheldon Bosley Knight are thrilled to offer for sale a charming and characterful three bedroom coach house steeped with history, located in the lovely quaint village of Snitterfield. The accommodation briefly comprises kitchen breakfast dining room, sitting living room, three bedrooms and a family bathroom. Outside is a very attractive mature flowered courtyard garden to the front and a garage with two further allocated parking spaces.

The property boasts high ceilings, in the kitchen there is plenty of storage, a gas hob, integrated oven, dishwasher and fridge freezer, central island unit with fitted cupboards and breakfast bar with an abundance of natural light. The living area is off the kitchen again with high ceilings, plenty of room for dining or sitting and period features throughout.

First floor landing with loft hatch. Double bedroom with window to front. Further double bedroom with window to rear both with beautiful exposed beams, third bedroom with fitted wardrobes. Bathroom with a corner bath with shower over, wash hand basin and WC, storage cupboard.

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.





# Key Features

- Coach House
- Beautiful Village Location
- Charm and Character throughout
- Kitchen-Diner
- Garage
- Off Street Parking
- Steeped in History
- Courtyard Garden

**Guide Price**  
**£465,000**

EPC Rating - D

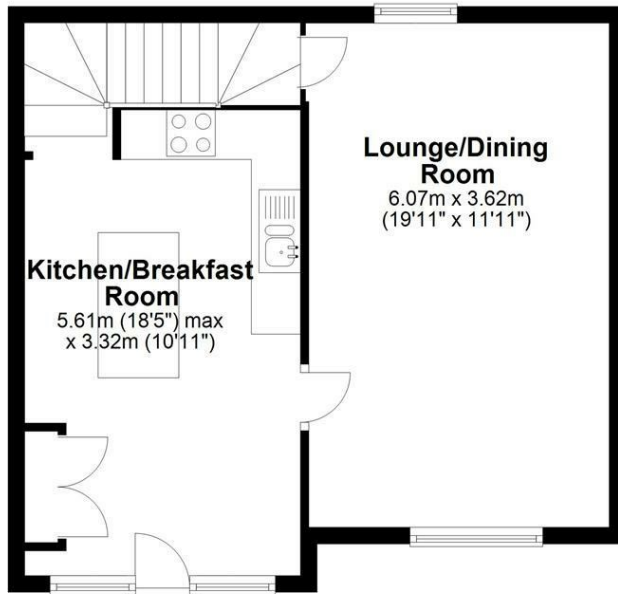
Tenure - Freehold

Council Tax Band - D

Local Authority -  
Stratford-upon-Avon District Council

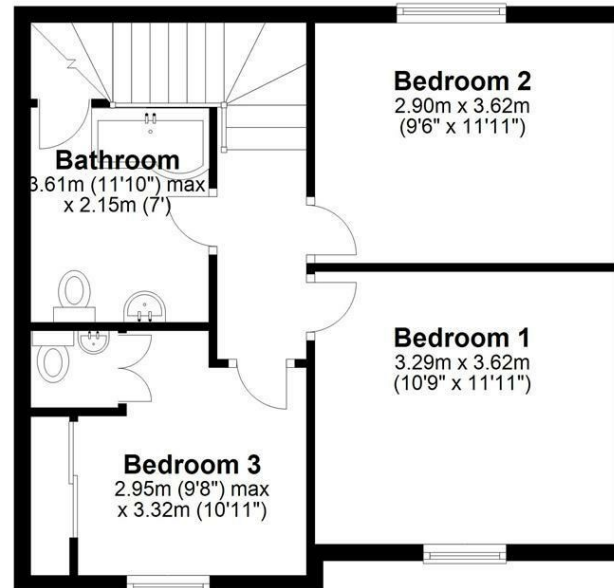
## Ground Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



## First Floor

Approx. 45.5 sq. metres (489.5 sq. feet)



Total area: approx. 90.2 sq. metres (970.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

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