



Church Road, Stratford-Upon-Avon, CV37 0LE

**SHELDON  
BOSLEY  
KNIGHT**

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# Property Description

\* A charming three bedroom coach house \*

Situated in the highly sought after Village of Snitterfield is this unique home. Originally built in 1840, the coach house was sympathetically converted in the 1980's, retaining many original features and oozing history.

The property comprises in brief of a lounge diner, breakfast kitchen with a central island offering a social space leading out to the manicured, private courtyard garden.

Upstairs there are 3 bedrooms and main bathroom. The 3rd bedroom lends itself to being an ideal guest bedroom or home work space as it has been adapted to have its own WC and sink.

Additionally, there is off road parking for Resident's with 2 allocated spaces and the added advantage of a garage.

This is a rare opportunity to acquire a home with a wealth of character.







## Key Features

- Coach House
- Kitchen Diner
- Steeped in History
- Beautiful Village Location
- Garage
- Private Courtyard Garden
- Charm & Character Throughout
- Resident's Parking To Rear With 2 Allocated Spaces

**Offers Over  
£450,000**

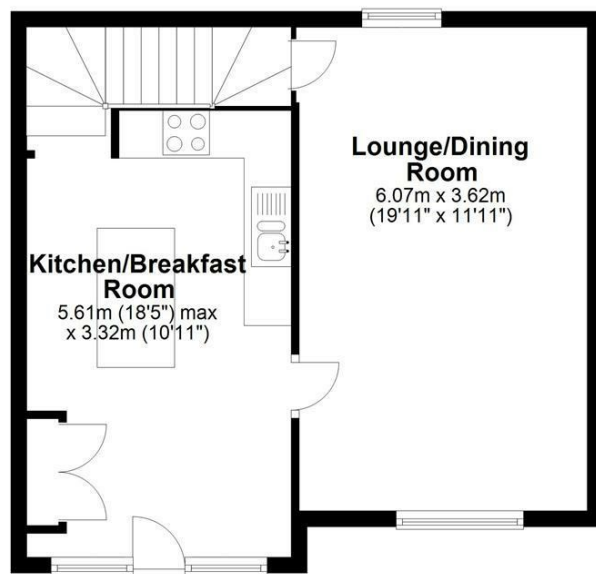






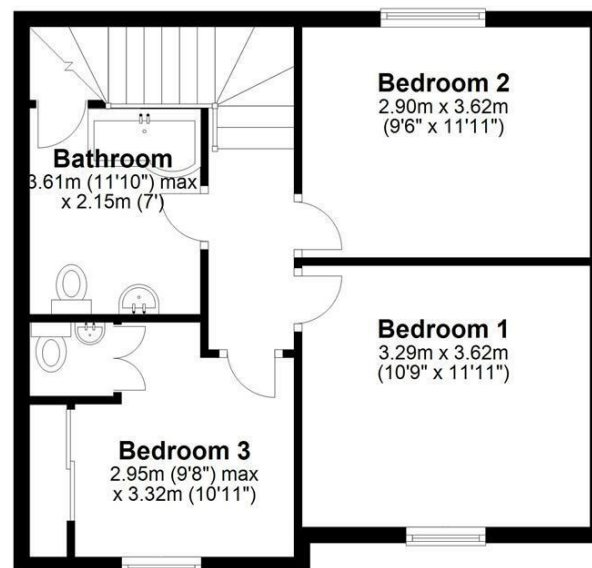
### Ground Floor

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.



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Stratford-upon-Avon District Council





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