

# Peter Clarke New Homes



No. 4 Boscobel, The Roundelay Collection

Church Road, Snitterfield, CV37 0LE



# Church Road

Snitterfield CV37 0LE

Introducing Boscobel which occupies a corner plot and offers a generous rear garden. This large bungalow also enjoys a spacious internal layout with a delightful kitchen, dining, family area. Carpets included.

- Detached bungalow on a corner plot
- Finished To Spitfire's Signature Specification
- Open Plan Kitchen/Dining/Family Room With Doors To Rear
- Sitting Room With Feature Fireplace
- Separate Study Room/Bedroom 3
- Master Bedroom With Vaulted Ceiling and Ensuite
- Bedroom Two With Ensuite
- Double Garage, Gardens

£995,000

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## VIEWING BY APPOINTMENT ONLY

Introducing Boscobel which occupies a corner plot and offers a generous rear garden. An exclusive collection of properties by Spitfire Bespoke Homes, finished to Spitfire's Signature Specification.

No. 4 Boscobel is a detached three bedroom bungalow and comprises open plan kitchen/dining/family room with doors to rear, sitting room with feature fireplace, separate study room, master bedroom with vaulted ceiling and ensuite, family bathroom, double garage and gardens.

As part of The Roundelay Collection, by award winning housebuilder Spitfire Bespoke Homes, this is unique residence of grand proportions. Representing a rare opportunity to own an intricately designed property, with a luxurious specification throughout, occupying a prime position within the desirable Warwickshire village of Snitterfield, situated just 4 miles from the centre of Stratford-upon-Avon.

A premium collection of houses situated in this desirable Stratford Upon Avon Village. Finished to Spitfire's Signature Specification,

## THE ROUNDELAY COLLECTION

Luxury living is at the centre of The Roundelay Collection – a premium collection of residences situated within this desirable Stratford on Avon village.

Offering only seven detached homes each with unique exteriors which exhibit traditional architectural features paired with contemporary elements to create delicately balanced elevations. Inside, you will find Spitfire's Signature Specification paired with carefully-designed layouts to create interiors that will delight.

The Roundelay Collection is situated in a prime location in Snitterfield. This beautiful Warwickshire village enjoys excellent connections to the popular local towns of Henley-in-Arden, Stratford-upon-Avon, and Warwick.

**SITTING ROOM** 17' 7" x 14' 1" (5.36m x 4.29m)

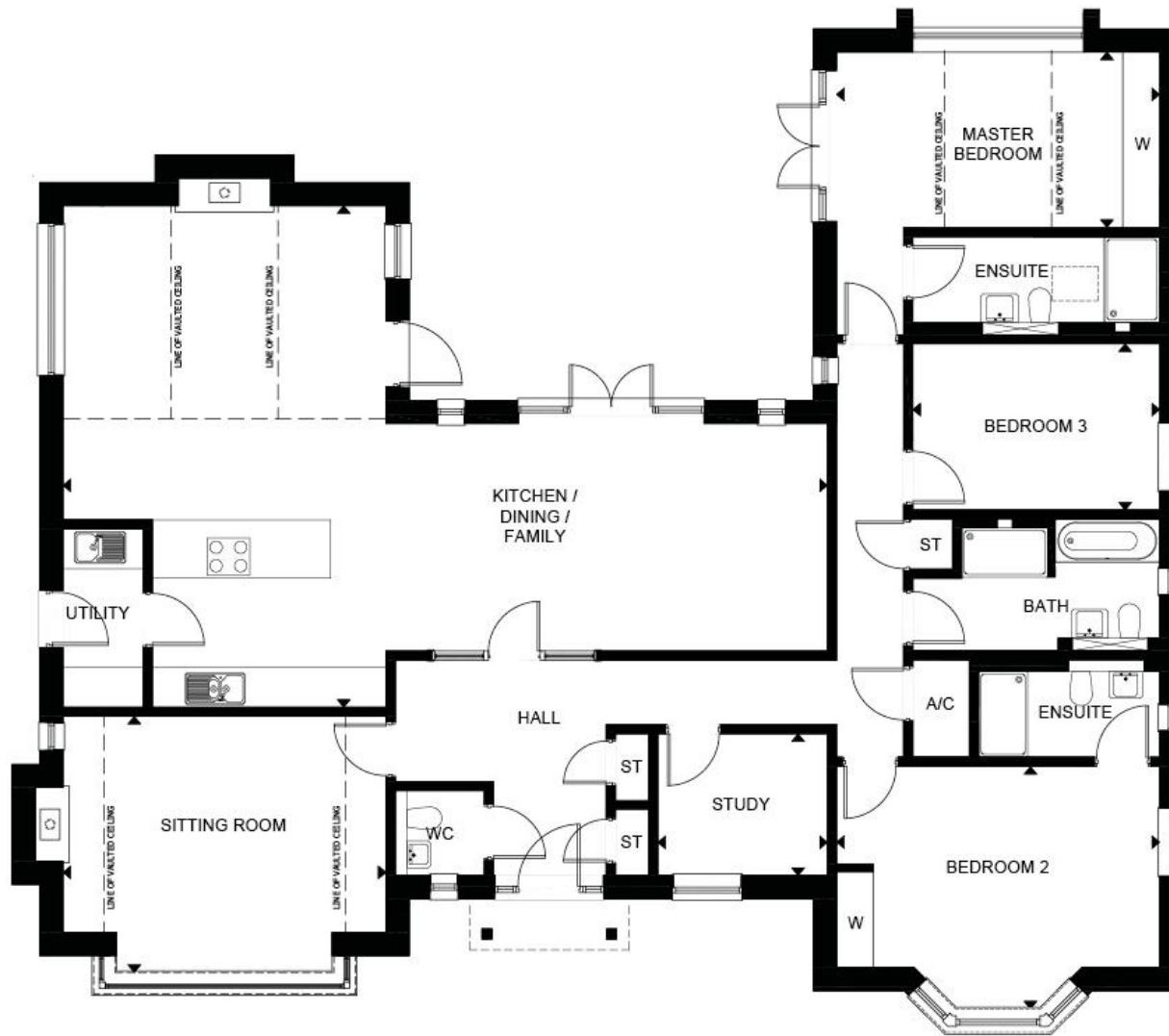
**KITCHEN DINING FAMILY ROOM** 15' 0" x 26' 8" (4.57m x 8.13m)

**STUDY/BEDROOM THREE** 8' 11" x 13' 2" (2.72m x 4.01m)

**MASTER BEDROOM** 13' 10" x 17' 5" (4.22m x 5.31m)

**BEDROOM TWO** 11' 10" x 13' 2" (3.61m x 4.01m)







## GENERAL INFORMATION

**TENURE:** We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains water, gas, electric and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in **Band TBC**

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** **TBC.** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

## REGULATED BY RICS

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DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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