



Heathers

Snitterfield, CV37 0JG

Andrew Grant

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The Green, Snitterfield, CV37 0JG

3 Bedrooms 1 Bathroom 1 Reception Room

Nestled in the village of Snitterfield, this property offers an idyllic family home that is both characterful and functional.

- A charming detached home that would make a fantastic family residence.
- Characterful period features add warmth and a sense of comfort to this property.
- Three good sized bedrooms, two of which with useful built-in storage.
- Enjoy a social open plan living area, great for entertaining and hosting guests.
- A generously sized family bathroom featuring a bath, walk-in shower and integrated storage.
- Benefit from an expansive garden with patio area, ideal for family living.

992 sq ft (92.1 sq m)





The kitchen

To the right of the entrance to the property is the open plan kitchen. Featuring solid wooden countertops and flooring, a Belfast sink and finished with sleek white cabinetry to compliment. This space feels light and airy thanks to the two large windows, vaulted ceiling and open layout.





The dining area

Leading up some steps from the kitchen is the open plan living and dining area. This large space offers ample room for a dining table or seating arrangement.







The living room

One of the standout features of the property is the open plan living space. At the centre is a traditional fireplace and log burning stove to add cosiness and warmth in the cooler months. Double French windows fill this space with natural light and create a harmonious flow to the outdoor space.





The primary bedroom

This charming primary double bedroom is characterised by a traditional brick fireplace, an exposed wooden beam and built-in storage with a traditional wooden door. The generous floor space allows for a variety of bedroom furniture.





The second bedroom

Looking out onto the front of the property is the generously sized second double bedroom. The large paned window fills the room with natural light ensuring this bedroom is light and inviting.

The property's third bedroom is adjacent to the family bathroom and features ample built-in storage.



The bathroom

The family bathroom is both bright and spacious thanks to a Velux window above. The space features a bath, walk-in shower, large vanity basin with storage and a WC. A built-in cupboard also offers further practical storage.



The garden

At the rear of the property is the fantastic garden. Accessed through French windows in the living room, the generous outdoor space features a decked terrace, ideal for alfresco dining, a long stretch of manicured lawn and a wooden shed for garden storage. Mature trees and shrubbery make this a tranquil and picturesque setting to enjoy the outdoors.



Location

Snitterfield is a picturesque village located near Stratford-upon-Avon, surrounded by beautiful Warwickshire countryside. The area is known for its charming rural landscapes, including lush green fields and wooded areas, providing a tranquil and scenic environment for residents.

Snitterfield offers a range of local amenities, including a village shop, a primary school and a few traditional pubs. The village community is active, with a village hall hosting various events and activities. For more extensive shopping and dining options, Stratford-upon-Avon is just a short drive away, offering a variety of restaurants, shops and cultural attractions.

Transport links in and around Snitterfield are convenient, with easy access to the M40 motorway, providing quick routes to Birmingham and London. Stratford-upon-Avon railway station offers regular train services to major cities, making it an ideal location for commuters. Additionally, local bus services connect Snitterfield to neighbouring towns and villages, ensuring residents are well-connected to the surrounding areas.

Services

This property benefits from mains gas, electricity, water and sewage.

Council Tax

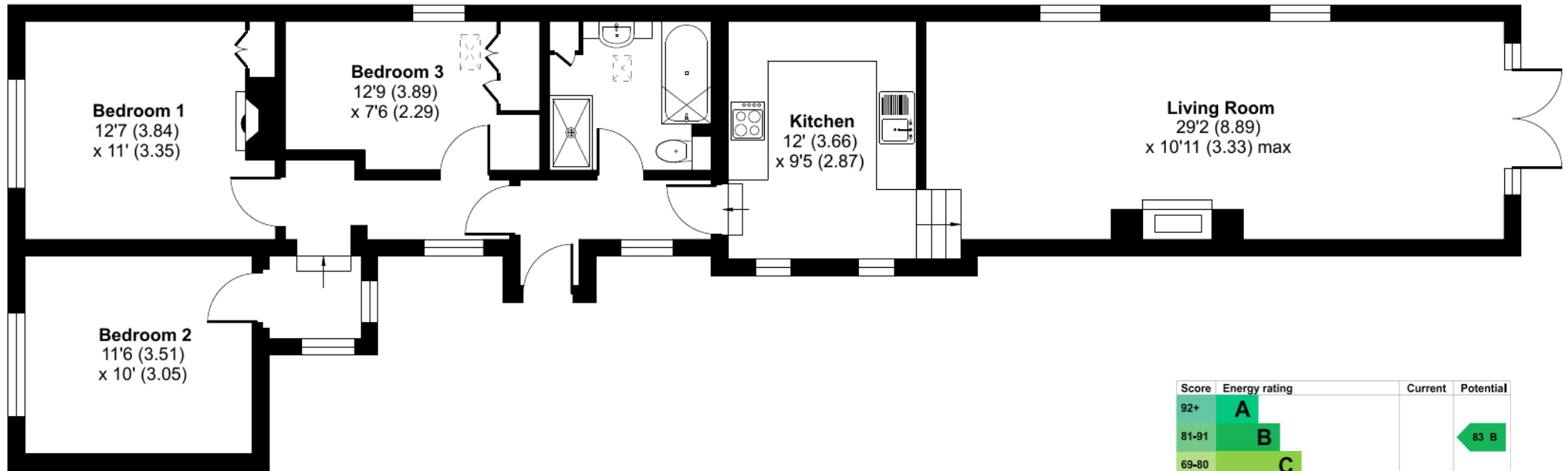
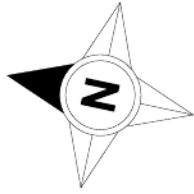
The Council Tax banding for this property is **Band D**



The Bungalow, The Green, Snitterfield, Stratford-upon-Avon, CV37

Approximate Area = 992 sq ft / 92.1 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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