

VAUGHANREYNOLDS
ESTATE AGENTS

Park View Church Road
Snitterfield

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



Matt Reynolds
Director



Park View Church Road, Snitterfield, Stratford-upon-Avon, CV37 0LE

Park View is a striking 17th century detached property, nestled prominently in the heart of Snitterfield, a thriving village on the outskirts of Stratford upon Avon. Formally part of the Welcombe Estate, the property has evolved over time, with a number of later extensions and alterations, helping to improve the space and ergonomics available. In recent times, the property has undergone a complete restoration, commissioned by the current owners with a no expense spared approach. The attention to detail is second to none, blending the best in modern technology, with the original character and charm, resulting in a truly inspirational finish and feel throughout.

Beyond the exhaustive scope of works completed, the property enjoys a number of stylish interior features, high quality finishes and memorable design elements, meaning this turn key home is ready for its new custodians to enjoy for many years to come.

- Reception Hall
- Inner Lobby & WC
 - Lounge
 - Snug
- Dining Room
- Home Office
- Breakfast Kitchen
- Utility & Boot Room
 - Garden Room
 - Games Room
- Further WC & Stores
- Five Double Bedrooms
- Four Luxury En-Suite Plus Principal Bathroom
 - Self Contained One Bedroom Annexe
 - Quad Garaging & Home Gym
 - Established Gardens Circa 0.70 acre



The Property

Occupying a prominent corner plot, the house sits back from the lane beyond a mature planted fore garden, helping to provide a heightened degree of privacy. Progressing through a remotely operated electric five bar gate, you enter a gravelled courtyard, providing ample parking, circulation space and access to both the main house and garaging.

Entering the main house, you are greeted by an inviting reception hall with flagstone flooring throughout, elegant staircase rising to the upper floor and doorways off. The lounge is a beautifully proportioned room, centred around a feature fireplace, there is a raft of bespoke

shelving, solid wood floors and two picture windows to front. The snug is a cosy space, enhanced by exposed beams and a feature inglenook fireplace with inset log burner. A useful office is equipped with a bank of fitted storage and provides the perfect home working space.

Passing an inner lobby with guest WC, cloaks storage and cellar access, you are greeted by a charming dining room. This characterful space is ideal for hosting guests and affords dual aspect windows and feature exposed original timbers.

The kitchen is the heart of this wonderful home and has been exceptionally well designed to



4



5



5



0.70
acre(s)



provide a practical arrangement of storage and preparation space, without sacrificing the aesthetics. Centred around a large quartz topped island and double module AGA, this is the ideal hub for all of the family. Flagstone floors continue past the utility and boot room, into a light and airy garden room, linking through to a cool games room with WC. The six reception rooms flow exceptionally well, providing a superb degree of flexibility. And all rooms to this level benefit from under floor heating.

To the first floor, a large split level galleried landing provides access to four double bedrooms and a luxurious principal bathroom. The principal and guest bedrooms enjoy bespoke fitted wardrobes and there are equally well appointed en-suite shower rooms to bedrooms one, two and three. Continuing to the second floor, you

are greeted by a further double bedroom, again with a stylish en-suite shower room.

Additional accommodation is provided in the annexe which is located above the garages and has independent access. This space comprises an open plan living room and modern kitchen, double bedroom and stylish en-suite shower room. This is an ideal space for a dependant relative or could possibly be used for holiday lets to supplement income if desired. Beneath, the garaging comprises two double garages with electrically operated doors to front and a home gym / stores room.





Externally, the property sits well within its mature plot, that benefits from both established shrubs and trees, period walls and hard landscaping, together with more modern additions. This includes a cool outdoor seating and entertaining space, with gravel pathways leading through feature planting to an expanse of lawn. Established specimen trees extend to the boundary providing a high degree of privacy and seclusion and a further enclosed area of garden affords further private space to enjoy the outside space in the summer months. An expanse of terrace links the main entrance and garden room, which ideal for more formal alfresco dining. In all, the plot extends to approximately 0.70 acre.



GROUND FLOOR

Office

WC

Lounge

4.80m x 6.01m (15'9" x 19'8")

Snug

3.90m x 4.22m (12'10" x 13'10")

Dining Room

5.43m x 4.46m (17'10" x 14'8")

Kitchen

5.41m x 4.81m (17'9" x 15'9")

Utility Room

Boot Room

Garden Room

4.76m x 4.50m (15'8" x 14'9")

Games Room

6.37m x 4.10m (20'11" x 13'5")

WC

Storage

2.54m x 4.10m (8'4" x 13'5")

FIRST FLOOR

Principal Bedroom

4.80m x 5.44m (15'9" x 17'10")

Bedroom 2

4.60m x 4.29m (15'1" x 14'1") max

Bedroom 3

5.42m x 5.14m (17'10" x 16'10") max

Bedroom 4

2.65m x 3.66m (8'8" x 12")

SECOND FLOOR

Bedroom 5

3.31m x 4.93m (10'10" x 16'2")

ANNEXE

Living Room

4.81m x 5.55m (15'9" x 18'3")

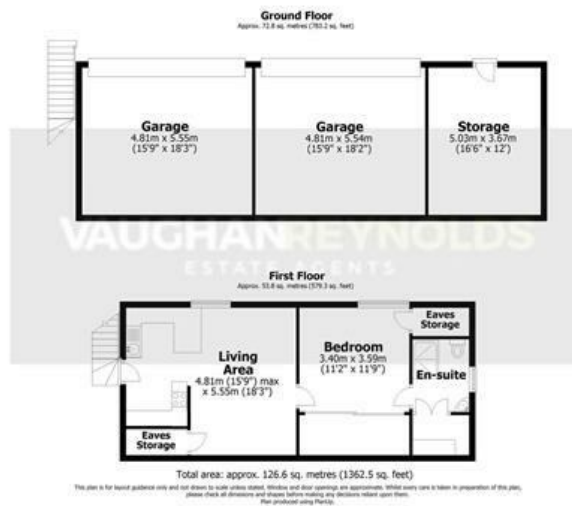
Bedroom

3.40m x 3.59m (11'2" x 11'9")

Storage/Gym

5.03m x 3.67m (16'6" x 12")







GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electric, gas and water.

Local Authority: Stratford, Council Tax Band H

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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