



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Saddlers Orchard, Park Lane  
Snitterfield, Stratford-Upon-Avon, CV37 0LS



## The Property

Prominently positioned along an established road near the heart of the village, ideally situated to enjoy the many amenities and wider rural pursuits at hand, this detached property is set back from the road beyond a generous frontage and driveway. Boasting a well presented interior, this sizeable home also affords a superb degree of versatility so serves a multitude of buyers needs.

Entering, you are greeted by a welcoming reception hallway, with stairs leading off, access to a WC and wood flooring throughout. The sitting room has a window to front, feature two-sided log burner and wood flooring throughout. Continuing to the rear, an impressive drawing room is filled with natural light through an expanse of glazing and doors and provides the perfect space to hosts guests, with direct access into the breakfast kitchen which again is ideally suited to sociable living and dining whilst preparing meals. The kitchen provides ample storage, and links through to a useful utility / boot room and a separate reception room serves as a multitude of purposes.

To the first floor, a central galley landing provides access to five bedrooms and the principal bathroom. Four of the rooms boast fitted wardrobes and en-suite bath or shower room facilities.







Externally, the property sits well within its generous plot, that in all extends to approximately 0.26 acre. To rear, an expanse of well tended lawn draws away, towards a mature orchard and treelined boundary. This provides a delightful outlook and leafy backdrop. A raised terrace links the rear facing rooms and provides the perfect space to enjoy alfresco dining. To the front, a block paved driveway provides ample off road parking and access to the attached double garage.

### The Location

Snitterfield is a delightful village with a thriving community, situated within easy access of Stratford-upon-Avon with its Shakespeare connections, Warwick, Leamington Spa, Coventry and Solihull. The village has a good range of local amenities, which include a junior and infant school, excellent local shop, one pub, two churches and a dentist's surgery. Snitterfield is surrounded by delightful Warwickshire countryside with many walks and bridle paths.





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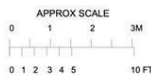
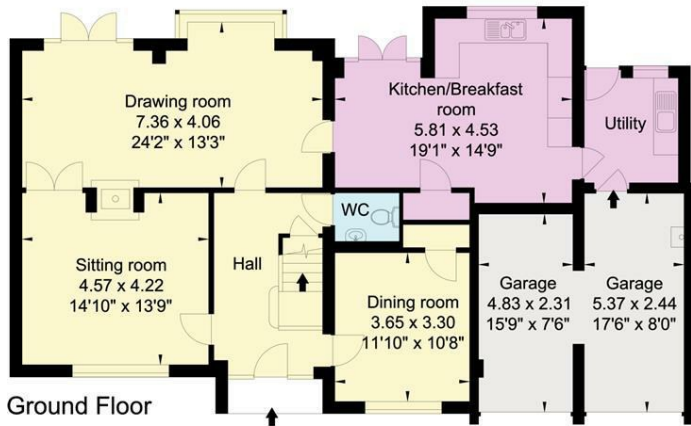
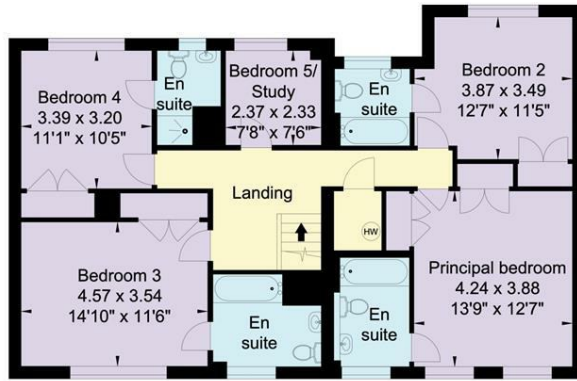
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0.26 acre(s)



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 214 sq m (2,304 sq ft)

Garages: 26 sq m (280 sq ft)

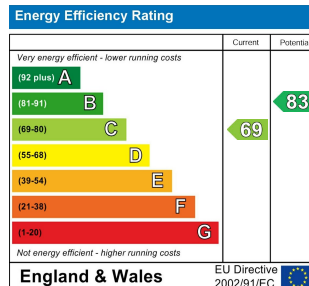
Total: 240 sq m (2,584 sq ft)

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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

**Saddlers Orchard  
Snitterfield**



## 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: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band G

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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