



The Lintels, Church Road, Snitterfield

GUIDE PRICE £675,000

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The Lintels, Church Road, Snitterfield

An individual, 3 bedroom detached property, sitting discreetly on an excellent plot on this highly regarded road in the heart of this thriving Village. An exceptionally well cared for, extended and improved home that is beautifully presented throughout. Private landscaped & stocked garden with views for an adjoining paddock to the village beyond.

Snitterfield is a much sought after Warwickshire village set amidst most attractive open countryside yet only some three miles from Stratford-upon-Avon with its superb range of shopping, social and recreational amenities, coffee houses and restaurants, theatres and historic Shakespeare properties. The village enjoys good local facilities including general stores, farm shop, inn, dentist and children's nursery, primary school, golf course, a new sports and social club and church. Larger towns and places of interest within easy reach include Warwick/ Leamington Spa, Solihull, Alcester and the north Cotswolds. The M40 motorway (J15) and Warwick Parkway station are located within a 10 minute drive.





APPROACH

Brick block forecourt providing ample parking. Hedging & fenced boundaries.

PORCH

Upvc door and side window. Tiled floor. Solid inner door opening into;

RECEPTION HALL

With a tiled floor that extends into a number of the rooms. Neville Johnson return staircase off to one side.

GUESTS WC

Low flush WC with concealed cistern. One piece wash basin over drawer & cupboard. Obscure Upvc double glazed side window. Under stair store cupboard.

STUDY

A "proper" Work from home office. Fitted corner desk with power sockets above and below. Beech effect filing cabinet and pedestal with drawers.

DUAL ASPECT LOUNGE / DINING ROOM

Solid wood American Walnut flooring throughout. Square Upvc double glazed bay window with seating. Chimney breast with contemporary fire surround & hearth with coal effect gas fire. The dining area has part vaulted ceiling with twin Velux skylights, plus double French doors out to the patio and garden.





KITCHEN / DAY ROOM

Beautifully designed & fitted with an extensive range of units in high gloss piano black with the base cupboards and peninsular breakfast bar below Kashmir white granite worktops. One and a quarter recessed sink. Gas hob with glass splashback & matching cooker hood above. Tall unit housing twin ovens plus microwave, glass fronted wine cooler.

Tiled floor throughout this open plan room with under floor heating (to the extended part). The "day room" has vaulted glass roof with fitted sun blinds. Double French doors out to the garden plus side window. The essential feature is a corner Danish Varde Ovne wood burning stove. The outlook down the garden and over the Village is a delight.



UTILITY

Units & worktop to match the kitchen. Recessed sink with carved drainer. Integrated dishwasher and washer/ dryer. Recess for fridge/freezer. Side door to garden. Broom cupboard with power socket to charge a vacuum cleaner.

ON THE FIRST FLOOR

Refitted Neville Jonson staircase with large Upvc picture window at the mid point. Access to loft which houses the gas fired boiler. Rooms, in order:

BEDROOM ONE (front)

Upvc double glazed window with wooden shutters. Wooden flooring.

BEDROOM TWO (front)

Upvc square bay window with wooden shutters. Further side window, wood flooring and double wardrobe.



BEDROOM THREE (rear)

Upvc window with wooden shutters, providing a delightful view over the garden & paddock beyond. Wood flooring, recessed archway with cupboards & drawers.

BATHROOM

A beautifully appointed room with a suite in white, wood panel bath, mixer tap and hand held shower, corner glass shower enclosure with rain head and side body jets. Chrome and glass vanity unit with free standing basin, WC with concealed cistern, obscured double glassed window with shutter, heated towel rail and extractor.





OUTSIDE

SIDE PASSAGE

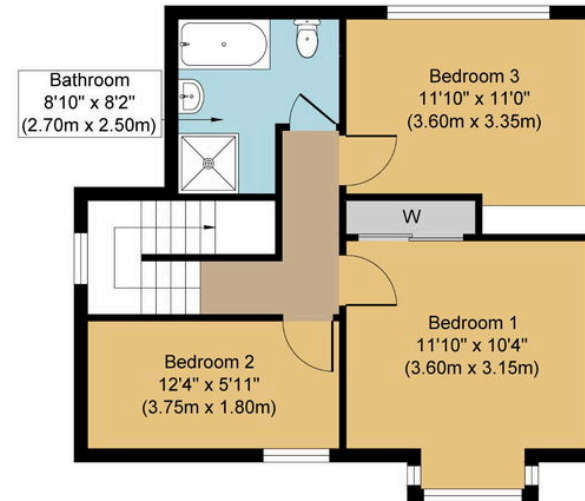
Brick wall & wrought iron gate. Bin store area.
Two useful store cupboards with Upvc doors.

PRIVATE GARDEN

Clearly our clients great love & hobby. A better garden will be hard to find. Full width brick edged Egyptian limestone paving. Split level lawn with raised beds. Decorative fencing at the mid point with archway into further lawned garden. Paving with space for a bench. Shed & fruit cage. Raised vegetable beds. Paddock beyond the rear fence with views of the Village in the distance.



Ground Floor
Approximate Floor Area
819 sq. ft
(76.07 sq. m)



First Floor
Approximate Floor Area
487 sq. ft
(45.28 sq. m)

Approx. Gross Internal Floor Area 1,306 sq. ft. (121.35 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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