

# COMING SOON

**New Homes at The Green,  
Snitterfield, Stratford-Upon-Avon, Warwickshire, CV37 0JF  
From £875,000**

## **DID YOU KNOW THAT YOU CAN SAVE UP TO £25,000\* IN STAMP DUTY ON THIS HOME IF YOU CHOOSE TO SELF-DEVELOP WITH AN OPPORTUNITY TO INFLUENCE THE INTERIOR DESIGN TOO?**

**An exclusive development of two low-energy detached houses located in the heart of Snitterfield. Totalling some 1,776 square feet, the proposed accommodation has been individually designed to a high specification and briefly comprises; four bedrooms (including one at ground-floor level), three bathrooms, open plan kitchen/dining/family room, utility room, study, and downstairs WC. It further benefits from a private rear garden and driveway parking with an electric charging point.**

**Snitterfield is a delightful village with Shakespearean connections and an active local community, offering such facilities as The Snitterfield Arms (pub and restaurant), Cobbs at The Farm (farm shop and café), highly regarded primary school and nursery, 13th Century parish church, village stores, golf course, and sports clubs. It is within easy access of Stratford-upon-Avon as well as the A46, which, in turn, give links to the M5, M40 and M42 motorways, enabling efficient travel to Warwick, Leamington Spa, Coventry and Solihull. The railway stations at Stratford-upon-Avon and Warwick provide regular trains to Worcester, Birmingham City Centre and London (Marylebone).**

**\*Based on purchase price of £900,000 (with the land being purchased at £400,000 and the house being built by way of a build contract).**

### **Proposed Specification:**

#### **• Bathroom & En-Suites**

- \* White contemporary wall-mounted sanitary ware with polished chrome fittings by "Hansgrohe"
- \* "Porcelanosa" wall and floor tiles
- \* Feature freestanding bath to the master bathroom
- \* Shaver point and chrome heated towel rail to all bathrooms
- \* WC to feature wall-mounted vanity unit and sink
- \* "Hansgrohe" shower system with fixed overhead shower, together with separate handheld attachment

#### **• Electrical & Lighting**

- \* Contemporary brushed steel sockets and switches throughout
- \* USB charging points to selected sockets
- \* LED downlighters to kitchen, bathrooms and en-suites

#### **• Media & Communications**

- \* BT and TV points with CAT 6-data cabling to kitchen, living room and all bedrooms
- \* Integrated television reception system, digital terrestrial

#### **• Kitchen**

- \* A chance to work with specialist kitchen designers
- \* Integrated appliances to include; induction hob, two single ovens, combination microwave oven, dishwasher, and full-height fridge and freezer
- \* Wine cooler

#### **• External**

- \* Porcelain patio
- \* Laid-to-lawn to remaining garden areas
- \* Boundary fencing
- \* Planting installed in line with approved planning landscape layout
- \* External waterproof sockets and water tap to side/rear of property
- \* Car charging point and external waterproof socket
- \* Lighting to external doors with PIR sensors
- \* Lawn and stone chipping to front of property/driveway
- \* Large and well thought out refuse and recycling units

#### **• Finishes & Features**

- \* Natural oak veneer internal doors with polished chrome furniture
- \* "Deceuninck Heritage 2800" system UPVC windows and doors with 10-year guarantee with an option of classic colours
- \* "Smarts System" Alitherm Powder coated aluminium bifold doors with 10-year guarantee leading to seamless

living external patio

\* Painted softwood skirting and architrave throughout

\* Air source heat pump with wet underfloor heating to ground floor with thermostatically controlled radiators to first and second floors

#### **• Security & Insurance**

\* 10-year structural warranty

\* NACOSS or NIS approved alarm system with PIR sensors to ground floor and landing with panic button to master bedroom and optional 'monitoring' call facility

#### **Additional Information**

What3words:

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Services:

Mains drainage, electricity and water are connected to the property.

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>. Fibre is already connected to the house.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band TBC

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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