

The Old Vicarage

Snitterfield, Warwickshire





A beautifully presented family home, having
impressive views over rolling countryside
within this sought after Warwickshire village.

M40 (J15) 4 miles, Stratford-upon-Avon 4 miles, Warwick 8 miles, Leamington Spa 10 mile, Birmingham 27 miles,

Warwick Parkway Station 7 miles

(Distances and times approximate).

6	6	5

Summary of accommodation

Ground Floor: Reception Hall | Drawing Room | Garden Room | Kitchen/dining/family Room | Study | Playroom

Utility Room | WC | Boot Room | Double garage | Cellar

First Floor: Principal bedroom with ensuite bathroom and dressing room | 3 further bedroom suites | Laundry | Studio with WC above garage

Second Floor: Two bedroom suites | Sitting Room

Garden and Grounds

Well stocked garden | Extensive Lawns | Large outdoor entertaining area | Patios | Lake | Grassland | Mature trees & hedging

In all approximately 5 acres

Situation

The Old Vicarage is beautifully located in the heart of the highly regarded village of Snitterfield, just a short walk from the village centre, and offering picturesque views across the surrounding countryside to the rear. Snitterfield is a sought-after village, positioned approximately four miles north of Stratford-upon-Avon, and is known for its strong community feel and excellent local amenities. The village is home to a primary school, a traditional public house, a general store, a parish church, a social and tennis club, and a village hall, offering everything needed for daily life.

The property is also well-placed for access to the national motorway network, with Junction 15 of the M40 located just 4 miles away, ensuring easy connections to surrounding areas. For more extensive shopping and leisure facilities, Stratford-upon-Avon, the cultural hub of the region and home to the Royal Shakespeare Company, is just a short drive away. Other nearby towns such as Warwick and Leamington Spa also offer a wealth of amenities and attractions.

The area enjoys an excellent reputation for education, with a wide selection of outstanding state, private, and grammar schools in Stratford-upon-Avon, Warwick, and Leamington Spa, ensuring that families have access to some of the best schools in the region.

For those who enjoy outdoor activities, there is racing at Stratford-upon-Avon, Warwick, and Cheltenham, as well as a number of golf courses in close proximity, including Ingon Manor, The Welcombe, and Stratford-on-Avon Golf Club. This location offers an ideal balance of village tranquillity, excellent amenities, and easy access to regional centres and attractions.



The Old Vicarage

The Old Vicarage has undergone a complete transformation in recent years, elevating the property to an impeccable standard. The level of attention to detail throughout is truly exceptional, making this a rare find. At the heart of the home is the creation of a substantial family kitchen, designed as the central hub of the property. This versatile space is perfect for dining, relaxing, entertaining and cooking, all while enjoying a seamless connection to the outdoors through sliding doors that open onto a raised patio. From here, you can enjoy breathtaking views down the beautifully landscaped garden, across the lake, and beyond.

Solid wood floors sweep seamlessly across the ground floor, leading into the kitchen. Here, you'll find a striking hand-built kitchen, crafted with precision and designed for both style and functionality. The kitchen is equipped with top-of-the-line appliances and access on one side, there is a practical utility room and boot room, providing additional storage space and convenience for everyday living.

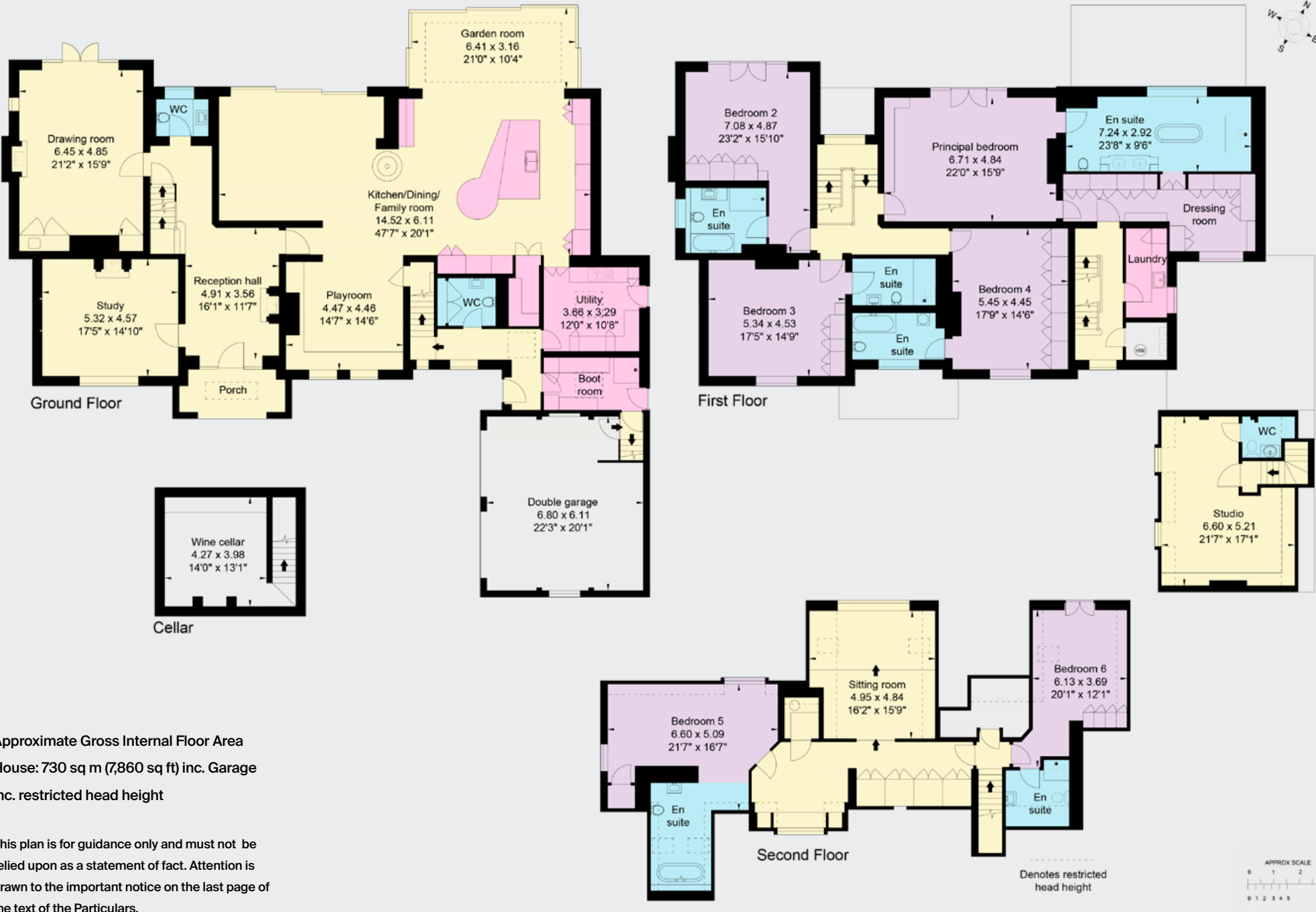
The study and drawing room are both accessed from the impressive reception hall, each offering exceptional ceiling heights and spacious proportions that enhance the sense of grandeur. Both rooms are further elevated by the presence of log burners with stunning, impressive surrounds, adding both warmth and character.





Upstairs, the principal suite occupies the majority of the rear of the house, offering impressive views over the garden and lake. The suite features a substantial dressing room with a fitted wardrobe, providing ample space for storage and adjoining large bathroom. In addition to the principal suite, there are five further bedroom suites spread over two floors, each offering comfort and privacy, making this home ideal for family living or hosting guests.

On the second floor, a sitting room sits between two of the bedrooms, offering a versatile space that could easily be converted into a self-contained flat for staff if needed. Additionally, above the double garage, there is a studio, currently used as an office, providing a flexible space for work or creative pursuits. This studio also includes a WC, further enhancing its convenience and potential for a variety of uses.



Approximate Gross Internal Floor Area
House: 730 sq m (7,860 sq ft) inc. Garage
inc. restricted head height

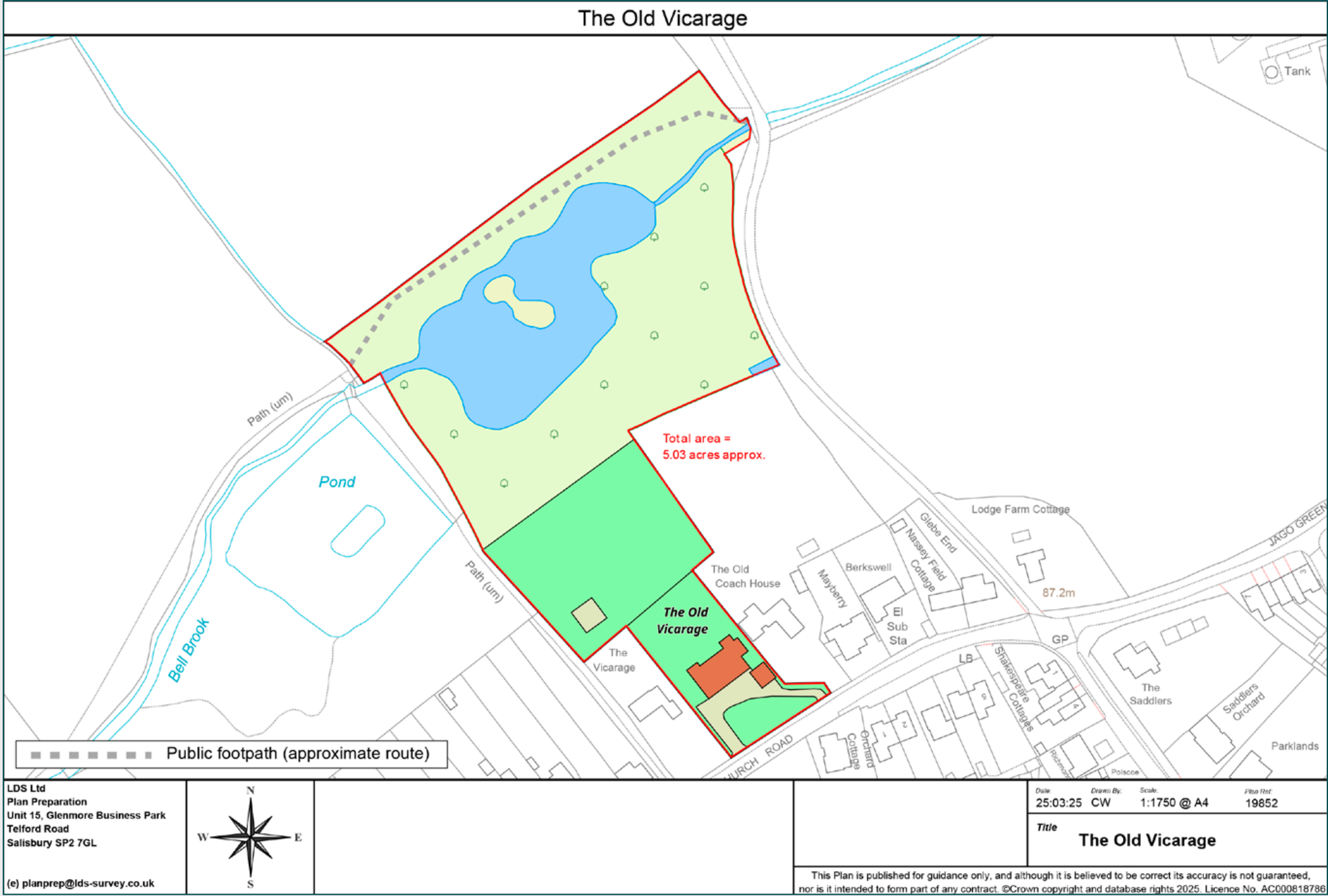
This plan is for guidance only and must not be
relied upon as a statement of fact. Attention is
drawn to the important notice on the last page of
the text of the Particulars.



Outside

At the front of the property, there are two entrances both equipped with electric gates, lawn areas, planted borders and ample parking. To the rear, a large, elevated patio area provides an ideal setting for outdoor entertaining. This space is thoughtfully designed with outdoor speakers and a BBQ area, making it perfect for hosting gatherings and enjoying the beautiful surroundings.

The terrace garden gracefully steps down onto a large lawn, bordered by fully stocked flower beds and herbaceous borders, adding colour and texture to the landscape. As you continue down towards the lake, the garden unfolds into a small orchard, you'll also find a number of mature specimen trees, which enhance the beauty of the area. This meticulously designed garden creates a seamless flow from the house to the tranquil waters of the lake, offering a truly idyllic outdoor retreat.



Property Information

Services:
All mains services are connected to the property. Underfloor heating throughout the downstairs and in bathrooms. CCTV, full alarm system and Loxone smart house system installed.

Tenure:
Freehold.

Local Authority:
Stratford-upon-Avon Council.
Tel: 01789 267575

Council Tax:
Band H

EPC:
Band D

Rights of Way:
There is a footpath over the land at the back on the lake along the far perimeter, please refer to the boundary plan.

Listing:
The property is not listed.

Postcode:
CV37 0LN

what3words:
///reverted.tram.airtime

Viewings:
All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





Stratford-upon-Avon
Bridgeway House
Bridgeway, Stratford-upon-Avon
CV37 6YX

James Way
01789 206 950
james.way@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN

Jamie Robson
020 7861 1549
jamie.robson@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Photographs and videos dated March 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.