



Hollow Meadow, Snitterfield, Warwickshire

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# A stunning country estate in a sought-after location with an annexe, holiday lets, indoor pool, outbuildings and 6.59 acres with breathtaking views.

This immaculate home offers luxurious living with an annexe, income-generating holiday lets, extensive garaging, versatile outbuildings, and 6.59 acres of picturesque land. Perfect for family living or business potential, all set against an exceptional rural backdrop.

## Summary of accommodation

### Main House

  
5

  
5

  
3







  
6.59 acres

Entrance hall | Drawing room | Dining room | Study | Kitchen/dining/family room  
Utility | Cloakroom | Boot room | Gym | Principal bedroom with dressing room and en suite  
bathroom | Four further en suite bedrooms

Indoor swimming pool

**Annexe:** Two bedrooms | Bathroom | Kitchen/living room

**The Stables:** Two bedrooms | Bathroom | Kitchen | Living room

**The Cow Pen:** One bedroom with en suite bathroom | Kitchen/living room

**The Hayloft:** One bedroom | Bathroom | Kitchen/living room

Outbuildings and storage | Garaging | Shower room | Two offices | Agricultural building with possible class Q

Gardens and grounds

Biomass boiler with RHI providing cost-effective heating

In all about 6.59 acres

In all about 11,186 sq ft (1,039 sq m)

### Distances

M40 (J15) 4 miles, Stratford-upon-Avon 4 miles, Warwick Parkway Station 7 miles  
Warwick 7 miles, Leamington Spa 10 miles, Birmingham 36 miles  
(All distances are approximate)



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## Situation

Situated in a prime position on the edge of the picturesque and sought-after village of Snitterfield, Hollow Meadow offers a tranquil lifestyle just a short stroll from the village centre. With views of the rolling countryside and only a stone's throw from Cobbs Farm Shop—originally part of the village's historic fruit farm—this property promises a serene yet connected way of life.

Snitterfield is a highly desirable village, located just 4 miles north of the vibrant market town of Stratford-upon-Avon. The village boasts a wealth of amenities, including a well-regarded primary school, a charming pub, a convenient general store, a beautiful parish church, and an active social scene with a tennis club and village hall.

For those who commute or travel frequently, Junction 15 of the M40 is just 4 miles away, providing swift access to the national motorway network. Warwick Parkway train station, approximately 7 miles away, serves as a convenient transport hub. It lies on the Chiltern Main Line, with regular services between Birmingham, London, and other regional destinations.

Stratford-upon-Avon, famed for its association with the Royal Shakespeare Company, offers an array of cultural, shopping, and leisure opportunities. Additionally, the historic towns of Warwick and Leamington Spa are within easy reach, providing further options for dining, shopping, and entertainment.







The area is renowned for its educational facilities, with an impressive selection of state, private, and grammar schools in nearby Stratford-upon-Avon, Warwick, and Leamington Spa, catering to all academic needs.

For sports enthusiasts, there are numerous golf courses in the vicinity, including Ingon Manor, The Welcombe, and Stratford-on-Avon Golf Club. Horse racing fans will appreciate the proximity to racecourses at Stratford-upon-Avon, Warwick, and Cheltenham.

## The property

Hollow Meadow is a fine country residence in a picturesque setting close to Stratford-upon-Avon, with flexible accommodation, secure gated access and breathtaking views. The current owners have transformed the property, extensively modernising it during their ownership to create a fine family home. Inside, the spacious accommodation is a blend of modern and traditional décor designed with both comfort and functionality in mind.

As you approach the house through a wrought iron gate with brick pillars, a pathway leads to the front door across a pretty fore garden. The entrance hallway welcomes you into the property, and your attention is drawn to the flagstone flooring, exposed beams and oak and glass staircase. The staircase leads down to the converted cellar, which is currently used as a gym.

The formal reception rooms can be accessed from the hallway and include a dining room with French doors opening to the garden and a beautiful drawing room with a log burner and stunning views across the grounds. A small study/playroom is located by the front door and is ideal for homeworkers. A guest cloakroom and boot room are both accessed off the hallway.

The heart of the home is an impressive and spacious south-facing kitchen/living/dining area with underfloor heating, natural stone flooring, and three oak-framed picture windows that provide uninterrupted panoramic views and allow natural light to flood the room. The dining/living room has a vaulted ceiling, exposed beams and plenty of space for family living, plus access to the garden.





The kitchen, by Arla Designs in Stratford, has granite worktops, a central island with breakfast seating, an induction hob, a Neff double oven, a combi microwave, a warming drawer, a dishwasher and a full-height fridge. The utility is located off the kitchen and has plenty of units, a tiled floor, a Belfast sink and space for a washing machine and dryer.

Upstairs, the principal bedroom has incredible views that can be enjoyed from the moment you wake up. It has a walk-in wardrobe, a further dressing room with built-in cupboards and an en suite shower room.

Bedroom two has an en suite bathroom, and bedroom four has an en suite shower room. Bedroom three, named “The Copper room”, has a dual aspect, views of the garden and a copper bath with freestanding tap and shower attachment, floating sink and the WC is cleverly hidden behind the mirror. Bedroom five is accessed via a separate staircase from the kitchen and has an en suite shower room.

The outdoor areas are a real highlight, offering an indoor swimming pool, a hot tub, and a spacious terrace that’s perfect for entertaining. The immaculate lawns are surrounded by beautiful views of the Warwickshire countryside, providing a picturesque backdrop for outdoor living.



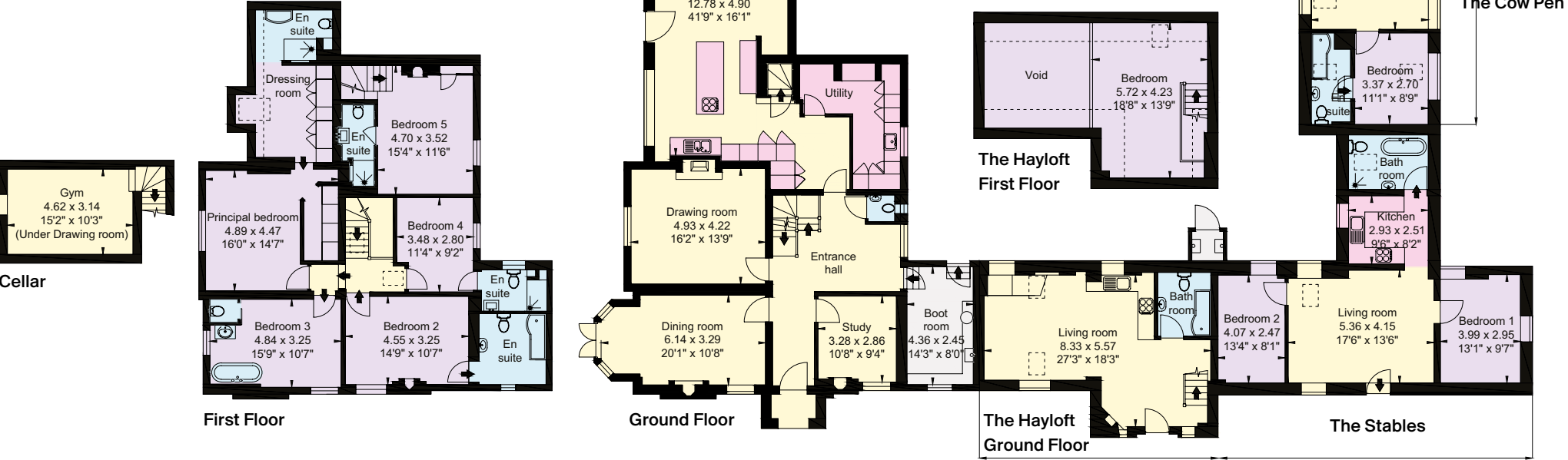






Approximate Gross Internal Floor Area  
House: 317 sq m (3,413 sq ft)  
Annexe: 60 sq m (646 sq ft)  
The Hayloft: 58 sq m (624 sq ft)  
The Stables: 60 sq m (646 sq ft)  
The Cow Pen: 41 sq m (441 sq ft)  
Swimming Pool Room: 111 sq m (1,195 sq ft)

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.







## The annexe

Adjacent to the main house is a stylish two bedroom annexe attached to the west side of the property, which was meticulously renovated in 2023 and finished to a very high standard. This excellent space is ideal for a family member, guests or as an additional holiday let. There is karndean flooring, electric heating, exposed beams and original flagstone flooring in bedroom one. A generous vaulted kitchen/dining/living room gives you all the reception space you would need, and there are two double bedrooms, one with built-in wardrobes, and a family bathroom with a clawfoot bath and a separate walk-in shower.







The Stables

## Holiday lets

In addition to the main residence and annexe, there are a set of three luxury self-catering holiday cottages, which are currently run as a successful holiday let business, generating a six-figure income. Independently rated as 5-star accommodation, each of the barn conversions has been sympathetically restored, retaining its original features and charm.



The Stables



The Stables



The Stables



The Cow Pen



The Cow Pen

Each unit has its own unique character, offering beautifully appointed accommodation for visitors looking to experience the tranquillity of the countryside. Each cottage has allocated parking.

**The Stables:** A beautiful, single-storey barn conversion with two bedrooms which sleeps up to four guests. This self-catering cottage retains many of its original features with vaulted ceilings and open timber beams. Accommodation comprises of a kitchen, separate dining area, open-plan sitting room and two double bedrooms and a family bathroom. A private gated fore garden provides a lovely seating area for guests.

**The Cow Pen:** A charming one-bedroom single-storey barn conversion with an en suite bathroom, vaulted open-plan kitchen/living room and a gravelled outdoor seating area.



The Cow Pen





**The Hayloft:** A one-bedroom character cottage with original beams on the mezzanine level bedroom. Ground floor shower room, open plan kitchen/ living room and private outdoor seating area.

## Gardens and grounds

The property is accessed via a driveway to the right of Cobbs Farm shop, and double electronically operated gates with an intercom open onto Hollow Meadow. The neighbours have a right of access over the first part of the driveway before the gates. There is a gravelled driveway that leads past the holiday cottages on the right-hand side to a bollard-lit parking area on the left, opposite the gate leading to the front door.

The driveway continues into the grounds and wraps around the lower part of the garden, past the ha-ha, and back up to the outbuildings/garaging, which are on the east side of the property. A large detached garage/outbuilding is divided into three separate spaces, one of which has two offices inside and a shower room. This space lends itself very well for a car collector or as further storage.

The outdoor areas are a real highlight, offering a heated indoor swimming pool, outdoor hot tub, and a spacious terrace that is perfect for entertaining. The indoor swimming pool had new pool equipment installed in 2023 and runs on the biomass boiler. There is also a shower and changing facilities. The immaculate lawns are surrounded by beautiful views of the Warwickshire countryside, providing a picturesque backdrop for outdoor living.

Behind the house and annexe is an enclosed courtyard that has been recently re-stoned. The annexe has vehicular access and private parking. The house can be accessed from here via the boiler/boot room.

A drystone retaining wall divides the formal garden from the remaining grounds. The lower lawn/field is well maintained with a variety of fruit trees and hardstanding pitches formerly used as a CL site, which could be reinstated for further income potential. A further tree-lined driveway continues through the centre of the field to a second gated access at the far end of the plot, accessed off Ingon Lane.

**Approximate Gross Internal Floor Area**  
**Outbuildings: 392 sq m (4,221 sq ft)**

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.





A steel framed barn is located at the far end of the garden, by the bottom gated entrance. There is scope for conversion of the barn under Class Q, subject to the necessary consents.

With its expansive grounds and versatile living options, this large country property represents an idyllic retreat for families with the option for great income potential, blending luxury with the charm of rural living.

Services

Mains electricity and water are available. Private drainage system – septic tank. Biomass heating system.

A Renewable Heat Incentive (RHI) is in place on the biomass boiler, which runs for 20 years and has a further 10 years remaining. The final payment will be on 29th April 2035. The last 4 payments totalled £18,904 and are paid quarterly into your bank. It is index linked so will go up with inflation. In total, the payout will be in excess of £200,000 for the incentive, over the next 10 years.

Directions (CV37 0QA)

What3words ///carpeted.earl.workers

Viewing

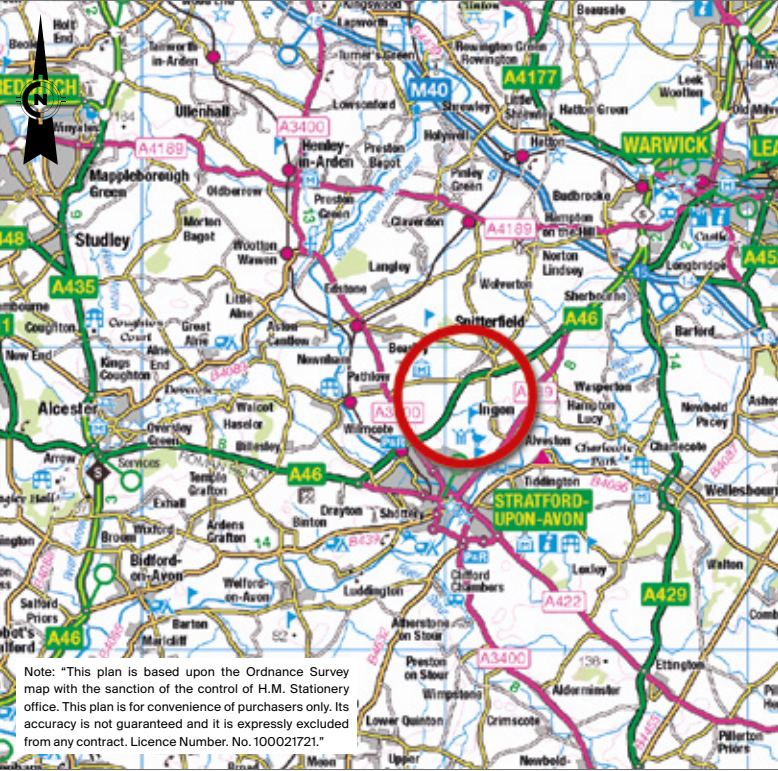
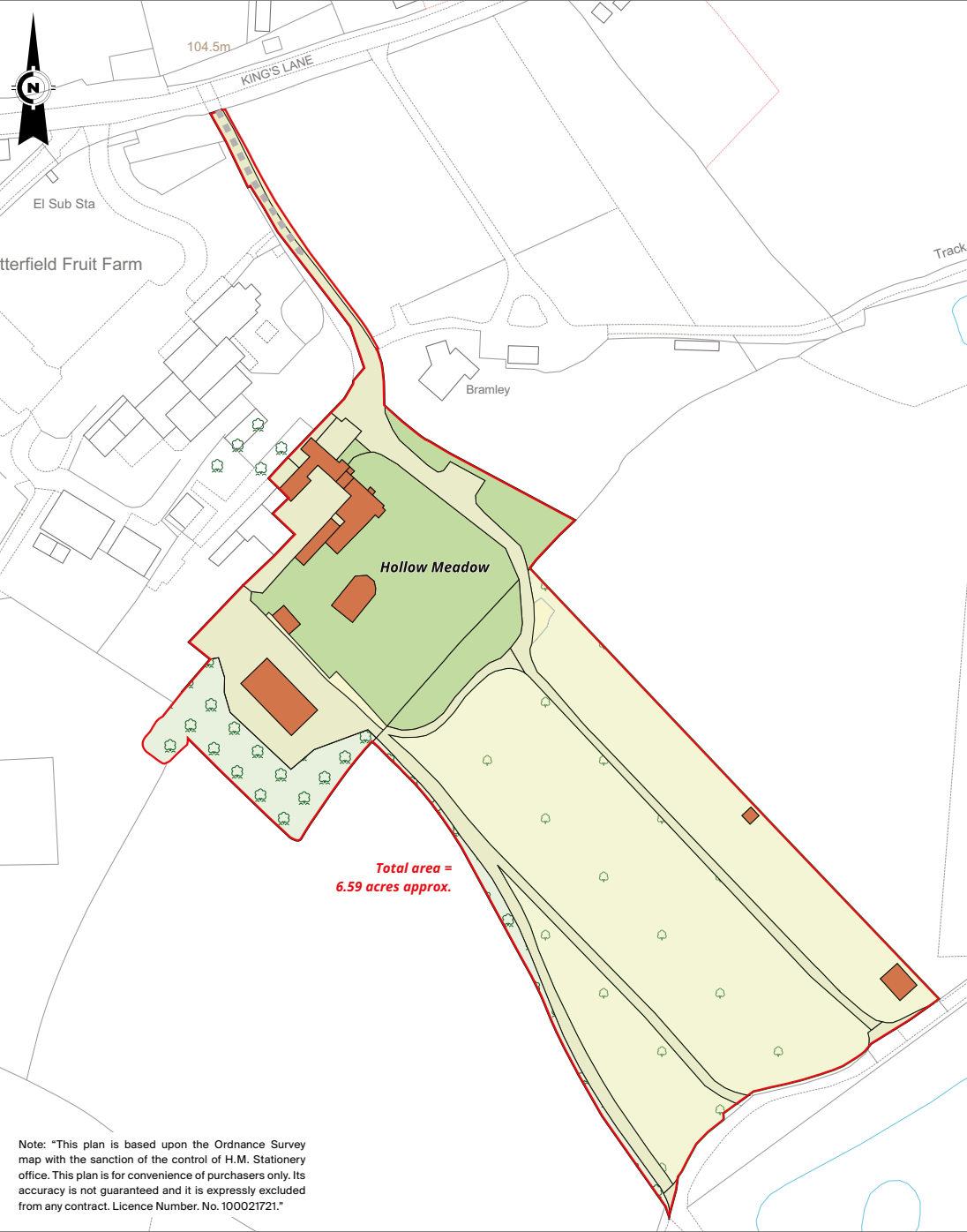
By prior appointment only with the agents.

Property information

- Tenure: Freehold
- Local Authority: Stratford on Avon Council.
- Council Tax: Band: G. One council tax for the whole property.
- EPC Ratings: Main House – D
- The Stables – D
- The Cow Pen – D
- The Hayloft – C
- Income generation: In excess of £100,000 per annum
- Biomass: c.£200,000 over 10 years







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.

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Particulars dated January 2025. Photographs and videos dated October 2024.

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Date: 22 April 2025  
Our reference: STR012495146

## Hollow Meadow, Snitterfield Fruit Farm, Kings Lane, Snitterfield, Stratford-upon-Avon, CV37 0QA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,950,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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