



Wisteria Cottage
1 Kings Lane | Snitterfield | Warwickshire | CV37 0QB

WISTERIA COTTAGE

A substantial detached 6 bed house set in just over 3.5 acres of grounds in a desirable location close to town with countryside views. With a kitchen/dining, lounge, snug, conservatory, office, gym, cloakroom, two en suites and family bathroom. In mature grounds to include 2 paddocks, garden, double garage, two stables, tack room, workshop, summer house and ample car parking. This property has a versatile floorplan.



Ground Floor

Wisteria Cottage was once two cottages and in 2003/4 it was converted into one house. The front door leads into spacious hall with a wooden floor, wooden doors that run throughout the house and an open Victorian fireplace. The snug has a window to the front of the property, patio doors to one side and a Victorian open fireplace set in a wooden surround. The lounge is L shaped with an open fire two windows to the front of the room, one to the rear and double doors leading into the conservatory that is part brick, part glass and enjoys fabulous views of the garden. The kitchen/breakfast room is a good family living area with a door out to the patio and window spanning the rear of the property facing the garden, ample storage units, some integrated appliances, electric Lacanche cooker and gas hob. The dining area has an additional window. The utility room has further storage, plumbing, Belfast sink and access into the garden. The office is well proportioned and has garden views, there is a downstairs cloakroom with W.C. and basin and a gym.





Seller Insight

“Nestled in the idyllic Warwickshire countryside, Wisteria Cottage is a rare fusion of rural tranquillity and modern convenience, masterfully reimagined into an exceptional family home. Originally two charming cottages, this unique residence was thoughtfully transformed by its current owners into a spacious and elegant sanctuary that exudes both character and contemporary comfort. Surrounded by rolling landscapes and with direct access to scenic walks along the Monarch's Way and Welcombe Hills, this home offers a peaceful escape from city life while remaining superbly connected.

The property's generous proportions offer versatility and functionality for a growing family. The beautifully landscaped, enclosed garden is a haven for children and pets, while also offering expansive patios ideal for entertaining under summer skies. Indoors, the warmth of a roaring log fire transforms the sitting room into a welcoming winter retreat, perfect for festive gatherings or quiet evenings. Every space in the home has been thoughtfully designed—most notably the impressive master bedroom suite and study, created through a seamless extension over the kitchen, offering ample room for relaxation and remote working alike, thanks to high-speed fibre broadband.

Location is another of this home's many assets. Just minutes from the cultural and retail delights of Stratford-upon-Avon, yet only a short commute to Birmingham, London, Warwick, and Leamington Spa, this is countryside living without compromise. Access to excellent local schools, including those in Stratford, Warwick, and nearby Snitterfield village, further enhances the appeal for families.

Whether it's hosting joyful garden parties in summer or gathering loved ones for cosy celebrations during the holidays, the home's layout is effortlessly suited to entertaining. Yet, it's the everyday pleasures—morning birdsong, tranquil sunsets, or a leisurely weekend stroll—that truly define life here.

With a strong sense of community fostered through the Kings Lane residents' association and access to excellent local amenities including a well-stocked village shop and renowned farm stores, this home offers a lifestyle as enriching as its surroundings. For the discerning buyer seeking space, elegance, and a deep connection to both nature and community, this extraordinary residence at Kings Lane is a once-in-a-lifetime opportunity.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







First Floor

A wooden staircase leads up to the first floor with a split landing. On one side there are three double bedrooms and a single. The master bedroom is spacious, it has three windows facing the garden and grounds, built in wardrobe and basin. The en suite has a shower and W.C. The other two double bedrooms are well proportioned with lovely views and have built in storage and one has an en suite with shower, W.C. and basin. The single room enjoys countryside views. The family bathroom has a bath, separate shower, contemporary basin set in a vanity unit and a W.C. On the other side of the landing there are two further double bedrooms.













Outside

A set of electric gates open onto a gravel drive with ample parking and an electric car charging point. There is a double garage and equestrian facilities to the side of the garage in the form of two stables and a tack room. The property is set in just over 3.5 acres of grounds with two paddocks and a formal garden. The garden is laid mainly to lawn with mature trees, shrubs, flower beds, gravel beds and a patio that runs around the whole of the house. There is a workshop, summer house and log store. To the front of the house there is additional parking and a front garden with hedging, patio and paths.









LOCATION

Snitterfield is a desirable village on the edge of Stratford upon Avon. The village has a good range of local amenities, including a nursery, infant and junior school, local shop, pub, church, dentist's surgery and sports club with tennis courts and a bowling green. Cobbs farm shop and restaurant is in the village and there are plenty of walks and bridle paths in the surrounding area.

Stratford-upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre. The M40, Junction 15, is seven miles away and provides access to Birmingham to the north, London to the south and the national motorway network. Warwick and Leamington Spa are less than a ten minute drive and Birmingham International airport is under 30 minutes. There is a direct line train service to London from both Leamington and Warwick Parkway. The Cotswolds are within striking distance of the town.





Services

The property is connected to mains gas and electricity with an electricity battery storage system. A septic tank services the utility room and rainwater from one side of the roof and the rest of the house is connected to a cesspit.

Please note, the property has a private sewerage system, a cesspool and septic tank. The current owners have advised that the approximate cost per year to get them both emptied is £2,800 inc vat

Local Authority

Stratford upon Avon

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday Appointments by arrangement

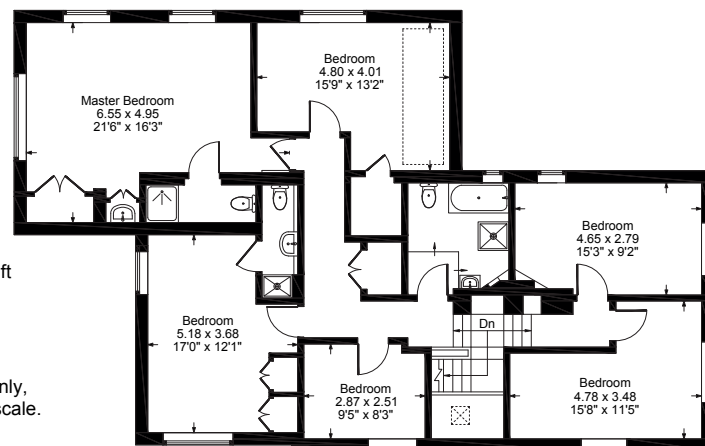
Directions

The postcode to the property is CV37 0QB

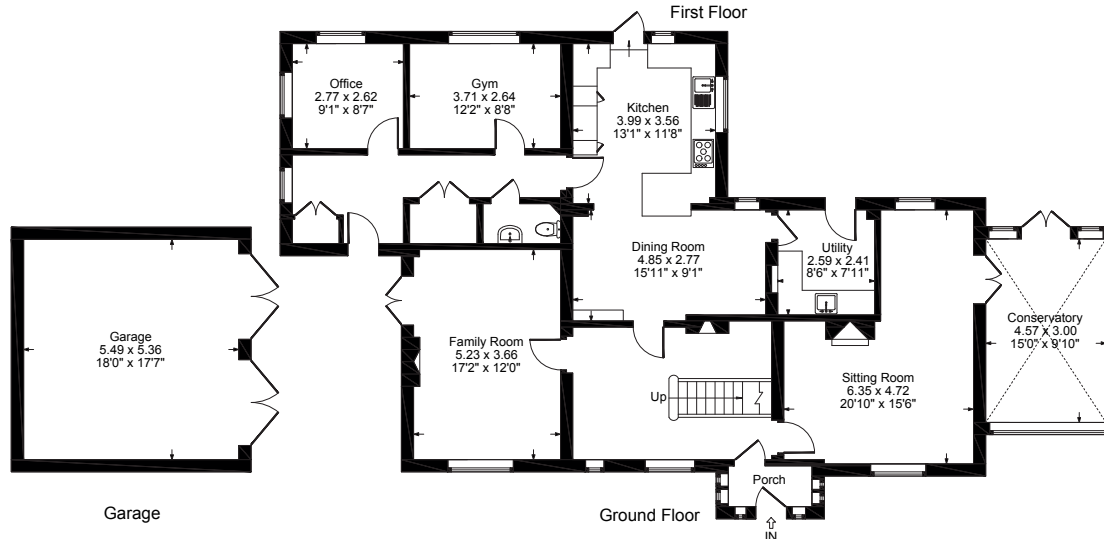




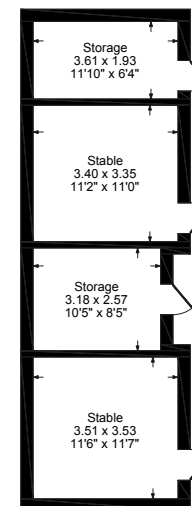
Approximate Gross Internal Area
Ground Floor = 150.86 sq m / 1624 sq ft
First Floor = 132.36 sq m / 1425 sq ft
Garage = 29.40 sq m / 317 sq ft
Stable Block = 41.62 sq m / 448 sq ft
Total Area = 354.24 sq m / 3814 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



First Floor



Ground Floor



Stable Block

Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		



The Property
Ombudsman



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854, VAT Reg No 178445472. Registered Office: 5 Regent Street, Rugby, CV21 2PE. Printed 15.04.2025







CLARE REEVES
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Clare's background is in finance, business development, sales and marketing. Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



“ *I have used numerous estate agents over the years but none even come close to the professionalism and customer service of Clare. She is a delight to work with, always letting me know where we stood and would never let a difficult market place deter her from our positive outcome. She gets a ten out of ten! Couldn't recommend her any more highly.*
24/09/24



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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