

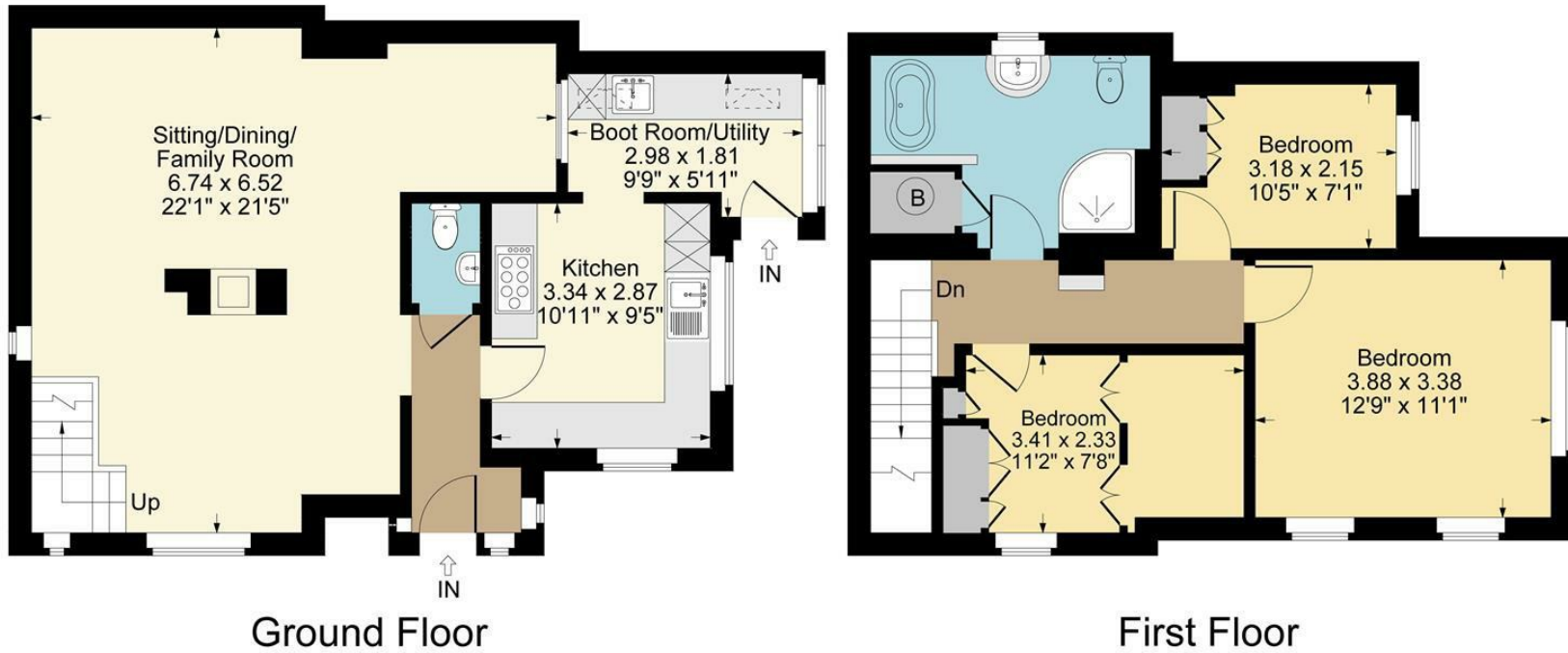
Peter Clarke



Yewtree Cottage Church Road, Snitterfield, Stratford-upon-Avon, CV37 0LF



# Yew Tree Cottage, Snitterfield



Approximate Gross Internal Area  
Ground Floor = 55.90 sq m / 602 sq ft  
First Floor = 48.14 sq m / 518 sq ft  
Total Area = 104.04 sq m / 1120 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



- Very pretty country cottage
- Sympathetically upgraded to a very high standard
- Beautifully presented throughout
- Sought after location within the village
- Large sitting/dining room with central wood burner and flagstones with underfloor heating
- Refitted kitchen with Smeg range oven
- Oak framed boot room
- Three bedrooms and luxury bathroom
- Off road parking
- Attractive tiered garden with views to rear



Guide Price £575,000

Sympathetically upgraded to an extremely high standard is this three bedroom, beautifully presented cottage located in a sought after part of this attractive village. Large sitting/dining room with wood burner, flagstones and under floor heating, quality refitted kitchen and oak framed boot room, wc, three bedrooms, luxury bathroom, off road parking attractive tiered garden with views to rear.

### ACCOMMODATION

An oak framed porch leads via a front door to

### ENTRANCE HALL

with flagstone floor.

### CLOAKROOM

with wc having high cistern and wash basin, flagstone floor.

### SITTING/DINING ROOM

with dual aspect, stairs to first floor, flagstone floor, central fireplace with exposed brick chimney breast and wood burning stove, exposed beams.

### KITCHEN

with sink having extendable tap over and views to the garden and beyond, hot water tap, granite work top, full height fridge, Smeg Range oven with seven burner hob, double oven and grill below, filter hood over, attractive tiling, pan drawers, bin drawer, double doors to useful larder cupboard, downlighters, flagstone floor.

### BOOT ROOM

being oak framed with stable door and two roof windows. Sink with extendable tap over, granite work top, fitted cupboards, washer/dryer, flagstone floor.

### FIRST FLOOR LANDING

with vaulted ceiling.

### BEDROOM ONE

with dual aspect, exposed wood floor.

### BEDROOM TWO

with fitted raised bed with cupboards below, fitted wardrobes, exposed wood floor.

### BEDROOM THREE

with fitted wardrobes and shelving, exposed wood floor.

### LUXURY BATHROOM

with wc, wash basin and double ended roll top bath with central taps and shower attachment, large separate shower cubicle with rainfall shower head, tiled floor with under floor heating, chrome heated towel rail, access to boiler.

### OUTSIDE

There are five bar double entrance gates to stone gravelled off road parking with attractive, mature planted borders. Double gates lead to rear garden terrace which is paved with steps leading down to a further paved terrace, deck with pergola (with power) over, hot and cold













taps, wood fuelled hot tub available by separate negotiation. Steps lead down to a lawned area with summer house, garden shed, and planted border. The garden is enclosed by wood fencing and hedging.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. There is electric under floor heating to the ground floor with two zoned areas and radiators to the first floor.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



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