

Peter Clarke



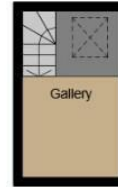
Cedar Cottage, 1 Park Cottages Church Road, Snitterfield, Stratford-upon-Avon, CV37 0LH

Cedar Cottage, 1 Park Cottages, Snitterfield



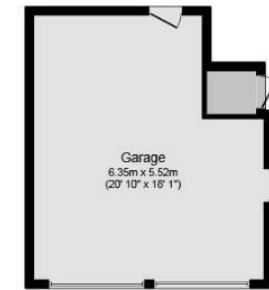
Ground Floor

Floor area 112.7 sq.m. (1,213 sq.ft.)



First Floor

Floor area 42.5 sq.m. (458 sq.ft.)



Outbuilding

Floor area 32.9 sq.m. (354 sq.ft.)

TOTAL: 188.1 sq.m. (2,024 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- Grade II listed character cottage
- Quiet tucked away position
- Beautifully kept gardens
- Approx 0.26 acre plot
- Outstanding rural views
- Flexible accommodation
- Ample parking and double garage
- Many character features
- Annexe potential



Guide Price £750,000

Tucked away in a quiet position with lovely views over open farmland is this completely charming Grade II listed three/four bedroom end terraced character cottage. The property offers flexible accommodation and has been very well maintained by the current owners with ample gated parking, double garage, approx 0.26 acre plot with beautiful gardens.

We have been advised by the vendor that Cedar Cottage was originally constructed by Thomas Coventry in the early 1680s, the property is believed to be either the Coach House or garden pavilion, saddle room, dairy, laundry and brewhouse of the former Snitterfield Manor which was sadly demolished in 1830.

ACCOMMODATION

A storm canopy leads via a front door to

ENTRANCE HALL/BREAKFAST ROOM

with quarry tiled floor and French doors to garden. Sink with cupboard under and Aga with two hot plates and two ovens.

SITTING/DINING ROOM

with very high ceiling, tiled floor, dual aspect, glorious countryside views, wood burning stove with fireplace surround, under stairs storage cupboard.

KITCHEN

with range of cupboards and work surface, sink, space and plumbing for washing machine and dishwasher, four burner gas hob with oven and grill below, Worcester gas heating boiler, quarry tiled floor.

INNER HALL

stable door to

STUDY/OCCASIONAL BEDROOM

with oak floor and oak stairs to gallery.

SHOWER ROOM

SITTING ROOM/FURTHER BEDROOM

with vaulted ceiling, two roof windows, wood burning stove, French doors to rear.

CLOAKROOM

with wc, wash basin and bidet.

Steps lead from the sitting room to

BATHROOM

with wc, wash basin and bath with screen and shower attachment.

FIRST FLOOR LANDING

BEDROOM ONE

with fitted wardrobes.

BEDROOM TWO

CLOAKROOM

with wc, wash basin, bidet and airing cupboard.

OUTSIDE

There is a double five bar gated entrance to gravelled off road parking for several vehicles. Beautifully arranged front gardens with evergreen, shrub and perennial planted borders with hydrangeas and trees.







DOUBLE GARAGE

Of brick and pitched tiled roof construction with two electric doors to front, power and light.

REAR GARDEN

Steps lead down to a large lawn with evergreen, perennial and shrub planted borders, mature trees including oak and yew, range of fruit trees and glorious far reaching countryside views. Two sheds, greenhouse, wood store and summer house. Post and rail fence and two gated entrances to a private "secret garden" which is a wild flower area.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. 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. Gas heating to radiators.

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. To the front Cedar Cottage owns the land to the wall, there is a right of way over here for the neighbouring property. Title plan on file if required.

AGENTS NOTE: The private shared road is used by seventeen properties. We have been advised by the vendor there are no maintenance charges and all road users would need to contribute should works be required.



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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: NOT REQUIRED.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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