

Peter Clarke



Fernside Smiths Lane, Snitterfield, Stratford-upon-Avon, CV37 0JY

- Semi-detached
- Sought after village
- Grade II listed character cottage
- Deceptively spacious
- Very pretty gardens adjoining field to rear
- Parking and garage
- Sitting/dining room with open fireplace
- Kitchen and utility
- Three bedrooms and bathroom



Offers Over £425,000

A very pretty and deceptively spacious three bedroom, part thatched, Grade II listed semi-detached cottage situated in this sought after village, providing character accommodation with very pretty gardens, parking and garage.

ACCOMMODATION

Porch leads via a front door to hall with parquet floor. Sitting room with dual aspect, bay window to front, stone mullioned window to side, parquet floor, brick fireplace suitable for open fires. Opening to dining area with French doors to garden. Kitchen with range of cupboards and work surface, one and a half bowl sink, Neff four ring electric hob with oven and grill below, filter hood over, space for fridge freezer. Utility with space and plumbing for washing machine, fitted cupboards and work surface.

Landing. Bedroom One with access to roof space, shower cubicle. Bedroom Two. Bedroom Three with fitted wardrobe. Bathroom with wc, wash basin and bath with shower over.

Outside there is a shared drive to off road parking space. Pretty front garden with cottage style gardens and magnolia tree. Garage with up and over door to front. Gated access to side to very attractive rear garden with patio seating area, steps rising to shed, further steps to lawn with attractive evergreen, shrub and perennial planted borders. Further steps to top seating area which is stone gravelled and adjoining fields to rear. Agents note - we have been advised by the vendor there is a right of way for the neighbouring property over the garden.

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.

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

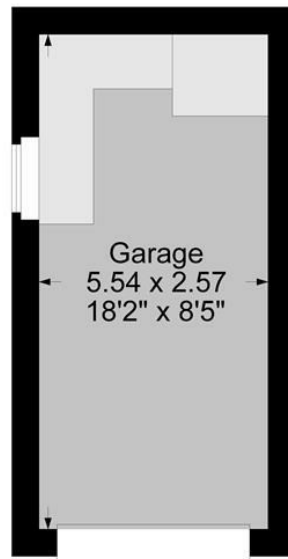
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: NOT REQUIRED.

VIEWING: By Prior Appointment with the selling agent.

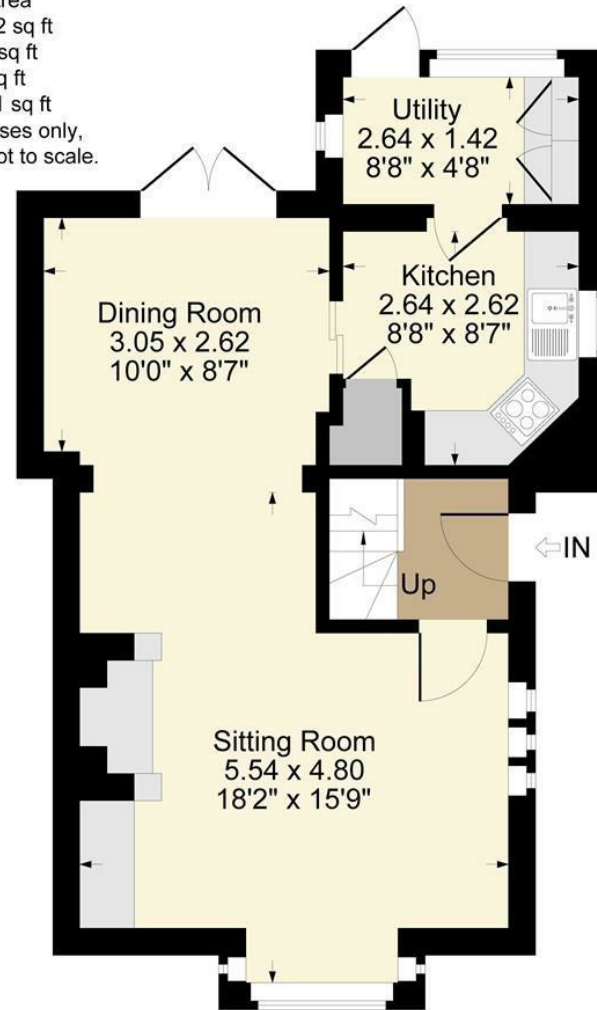


Fernside, Snitterfield

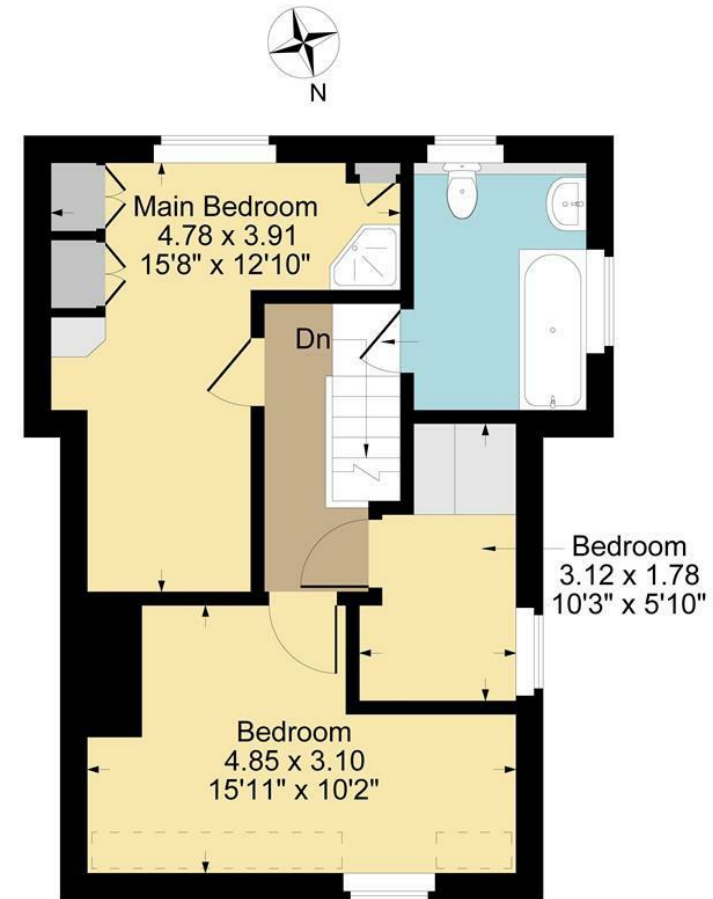
Approximate Gross Internal Area
 Ground Floor = 46.60 sq m / 502 sq ft
 First Floor = 41.47 sq m / 446 sq ft
 Garage = 14.20 sq m / 153 sq ft
 Total Area = 102.27 sq m / 1101 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Garage



Ground Floor



First Floor





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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