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ELMDON CLOSE, SNITTERFIELD WARWICKSHIRE | CV37 0DG

Discover exceptional living in this five-bedroom home by Spitfire Homes in a tranquil Snitterfield cul-de-sac. Energy-efficient with a B rating and NHBC guarantee, it features a spacious wrap-around plot with a secret garden, ample parking, and a detached double garage with versatile space above. Highlights include an open-plan kitchen with Siemens appliances, underfloor heating on the ground floor, and an impressive main bedroom suite. This modern home offers comfort and potential for extension in a picturesque village setting.

Communications are good with a rail service from Warwick Parkway (9.2 miles) to Birmingham New Street taking 30 minutes and to London Marylebone taking about 1 hour 36 minutes. Access to the motorway network is via the M40 at Junction 15 (7 miles). Golf at The Stratford Park Golf Club and Stratford Oaks Golf Club, Racing at Stratford upon Avon, Warwick and Cheltenham and many footpaths and local walks enable exploration of the beautiful South Warwickshire countryside.

Distances and times approximate.



In finer detail

Welcome to this stunning five-bedroom home, meticulously constructed by the award-winning Spitfire Homes. Nestled in a select cul-de-sac within the picturesque village of Snitterfield, this property boasts modern amenities and a serene village setting.

The home occupies a generous wrap-around plot, featuring a unique secret garden—a rare find for a house of this age. An abundance of parking and a detached double garage are notable highlights, offering practical benefits not commonly associated with contemporary homes. Above the garage, you'll find a versatile space that can serve as a hobby room, home office, teenage retreat, or simply additional storage.

Spread over three floors, the house begins with a welcoming hall. On the left, a guest cloakroom is conveniently located. The open-plan kitchen/dining room is fitted with sleek quartz worktops and a range of Siemens integrated appliances. Bi-fold doors open to reveal charming garden views. Adjacent to the kitchen is a useful utility room.

On the opposite side of the hall, a study/reading room with a bay window provides a cozy retreat. The main sitting room, with its lovely square proportions, features a very efficient log-burning stove perfect for winter nights, and French doors that open to the gardens. The entire ground floor benefits from underfloor heating.

The first floor hosts three double bedrooms, including the impressive 21 ft main bedroom. This master suite features triple-aspect windows that flood the room with natural light, an en-suite bathroom, and a walk-in wardrobe. A large linen cupboard is also located on the first-floor landing.





The second floor offers two additional double bedrooms, one of which includes a toilet and wash hand basin.

Outside, the property sits on a sizable plot uncommon for homes of this age, offering potential for extensions subject to the usual consents. The well-stocked wrap-around gardens span the width of the property and beyond. At the far end of the garden, a secret garden awaits—an ideal spot for a summer house or a quiet retreat. This area includes a small but fully insulated summer house with light and power, as well as a garden shed.

Additionally, this property includes the remainder of the NHBC guarantee and boasts a high energy efficiency rating of B, ensuring lower energy costs and a smaller environmental footprint. The detached double garage also features an electric car charging point.

Experience modern living in a charming village setting with this exceptional home in Snitterfield.





Post Code - CV37 ODG

Tenure - Freehold

Viewing - Strictly by appointment only with the agents.

Fixtures & fittings

All those items regarded as tenant's fixtures and fittings, with the exception of the fitted carpets, specified curtains, and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

Stratford upon Avon District Council - 01789 267575

Situation

- Stratford-upon-Avon is renowned as the regions cultural centre and is the home of the Royal Shakespeare Company. In the town there is a wide range of shopping and recreational facilities as well as the recently renovated leisure centre and swimming pool. There are many quality restaurants, public houses and gastro pubs.

- The area is well served by schools including The Croft Prep School, King Edward Grammar School for boys, Shottery Grammar School for girls & Stratford High School.

- Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schools including Warwick Boys School, Warwick Prep School and King's High School in Warwick and in Leamington Spa, Kingsley School for Girls & Arnold Lodge.



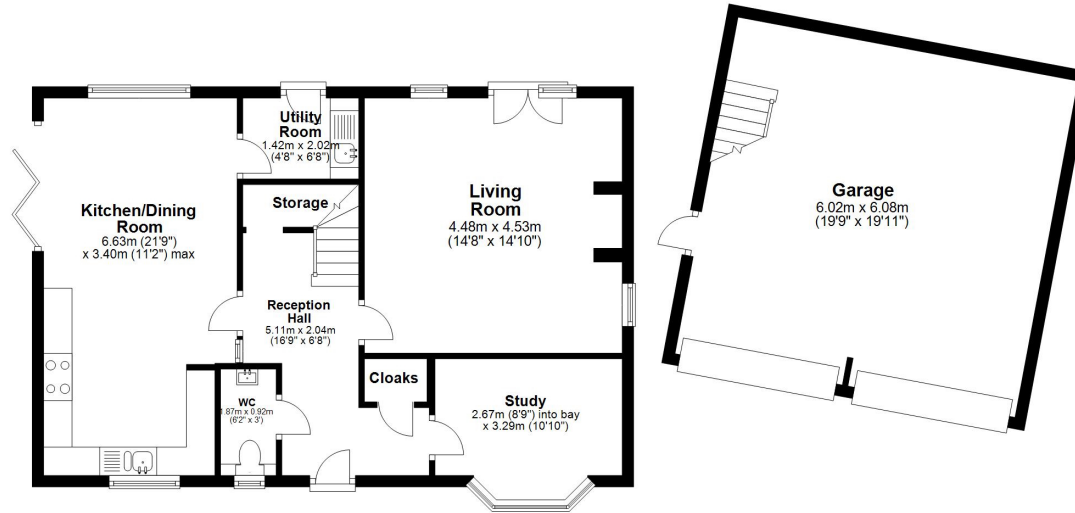




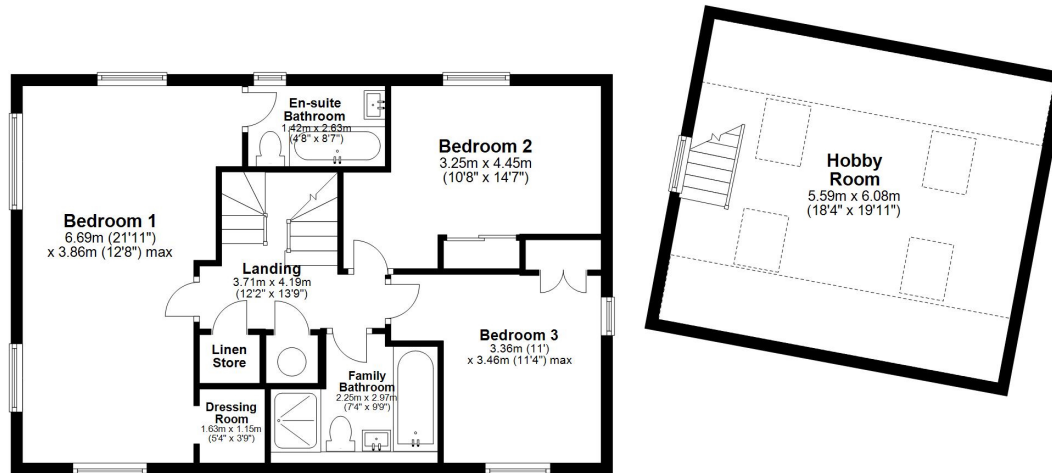
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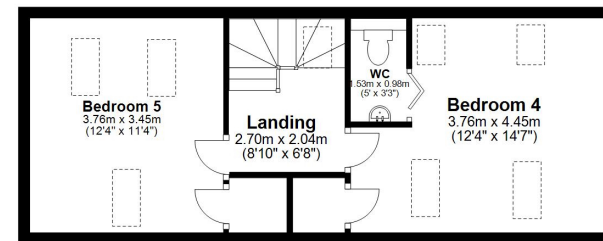
Ground Floor
Approx. 104.1 sq. metres (1120.4 sq. feet)



First Floor
Approx. 109.1 sq. metres (1174.5 sq. feet)



Second Floor
Approx. 38.3 sq. metres (411.9 sq. feet)



Total area: approx. 251.5 sq. metres (2706.8 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract. Plan produced using PlanUp.

Important Notice: Particulars: These particulars are not an offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Edwards Exclusive or the seller accept responsibility for any error that these particulars may contain however caused. Neither the directors or any employees of Edwards Exclusive have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.



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