



EDWARDS
EXCLUSIVE



DOVE CLOSE

SNITTERFIELD | WARWICKSHIRE | CV37 0JE

Sitting room | Dining Hall | Snug/home office
Kitchen/family/breakfast room | Guest cloakroom

Elegant master suite with large en-suite bathroom and walk in wardrobes
Guest bedroom with secret study | Principal bathroom | Large double bedroom

Extensive drive for multiple cars
Beautiful south facing mature gardens | Far reaching views

Communications are good with a rail service from Warwick Parkway (7.4 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 (4.8 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

Dove Close was constructed in 2002 by award-winning architects and builders Rajkowski. The property was designed by the current owners with peace and quiet in mind. Having worked in the manufacturing sector for decades, the one box that had to be ticked when the opportunity to build their own home came around, was a precious thing in life that's all too often taken for granted 'silence'. Being constructed using block and beam floors on the ground and first floors along with solid internal walls throughout this properties noise cancelation is second to none. Another key benefit of this construction style is the energy efficiency impact. Having underfloor heating throughout is one of the most efficient forms of heating it's also the most pleasing to live with. Long gone are room hotspots with traditional radiators this is replaced with ambient balanced temperature in all parts of every room.

What strikes you when you first approach the property is its fantastic position being surrounded by countryside on the edge of the pretty village of Snitterfield. The property is placed in the middle of the plot giving you a feeling of openness and space. Although the property was constructed in the last twenty years it feels much older with the clever use of one of my favourite building materials Oak. The oak detailing using traditional methods of Oak pegged joints and herringbone brickwork set off the front elevation perfectly.

Entering via a gorgeous reception dining hall your eye is immediately drawn to the beautiful exposed oak beams both in the ceiling and walls along with the modern Oak staircase which is a real focal point of the space. This is a very impressive space to greet friends and loved ones.

Off to the right is a spacious sitting room that also boasts the exposed beams and has an impressive fireplace using reclaimed materials again giving the illusion of a much older property. An important factor when designing a reception room is getting the right proportions. Get it wrong and you create a long thin room that never seems to work. There's no such issue in this room where the shape and proportions blend perfectly. This is undoubtedly a room that will be enjoyed throughout the whole year, cozy enough for family gatherings over the festive period relaxing in front of the fire, but



large enough to comfortably hold most guests visiting for a summer party.

Located in the middle of the property at the rear is a room that offers great flexibility depending on your requirements. Currently being used as a snug, it has formerly been used as a study. It would also work well as a playroom.

Off the dining hall is a well-appointed guest W.C fitted with Cherry Maple wood bespoke vanity unit and storage cupboards

A home of this quality is not complete without a showpiece kitchen. Designed ahead of its time, is a large open plan family, breakfast kitchen. Like the other quality elements of this home, the kitchen is no different. Fitted by quality kitchen fitters Cotteswood of Chipping Norton using handmade Oak units, you can tell every part of this property was finished sparing no expense. Undoubtedly the heart of the home space runs from front to back therefore offering views from both aspects.

The current owners built the property to their specifications and design. They favoured room proportions over quantity when it came to the bedrooms. The property was designed with three bedrooms. However, with the first-floor space in excess of 1400 sq feet, it's easy to see that the layout could be adapted to create a 4th bedroom if required.

From the first-floor galleried landing to the right you enter the impressive master suite. Offering almost identical proportions to the sitting room this is a fantastic space, having large en-suite bathroom fitted with Villeroy & Boch sanitary ware and triple walk-in wardrobes. The room is dual aspect meaning not only is the room flooded with light, but you also get a great vantage point of the surrounding views.

The second bedroom is located on the opposite side of the property, this was done deliberately to reduce any excess noise from family and guests. Within this room is a cleverly designed secret study fitted by well known craftsman Neville Johnson and disguised as a walk-in wardrobe. It's in this room that you could create the fourth bedroom



by dividing the space. To complete the change, you would simply need to add a window on the side elevation.

In truth, the third bedroom would rival the master bedroom in most homes. Located at the rear with twin windows offering lovely views of the garden and nearby countryside.

The four-piece family bathroom is fitted with Villeroy & Boch sanitary ware and is a lovely space to relax after a long day at the office.

Gardens & Grounds

The rear garden delivers everything you want from a rural property, space, maturity, privacy, and probably most important of all, the correct aspect for the sun – due south. The extensive patio area is an ideal place to unwind after a hard week.

To the front is a large block paved drive which could hold enough cars for even the largest of gatherings. There’s enough space to both sides of the property to build a garage (subject to the usual consents) should you require one.

Connected services

Mains Water, electricity, and oil are connected.

Post Code	Tenure	Viewing
CV37 0JE	Freehold	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

- Snitterfield is a charming village community situated approximately 4 miles north of Stratford-upon-Avon and surrounded by attractive Warwickshire countryside. Local facilities include a primary school, public house, general stores, parish church, social and tennis club and village hall, a recently opened farm shop, with a golf courses nearby. More extensive shopping and leisure facilities are to be found in Stratford-upon-Avon and in Warwick and Leamington Spa. The area enjoys an enviable reputation for education with excellent state, private and grammar schools to suit most requirements. Racing is at Stratford-upon-Avon, Warwick and Cheltenham and several golf courses are to be found nearby. There is good access to the M40 (J15) and the national motorway network.

- Nearby 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, Shotton 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.





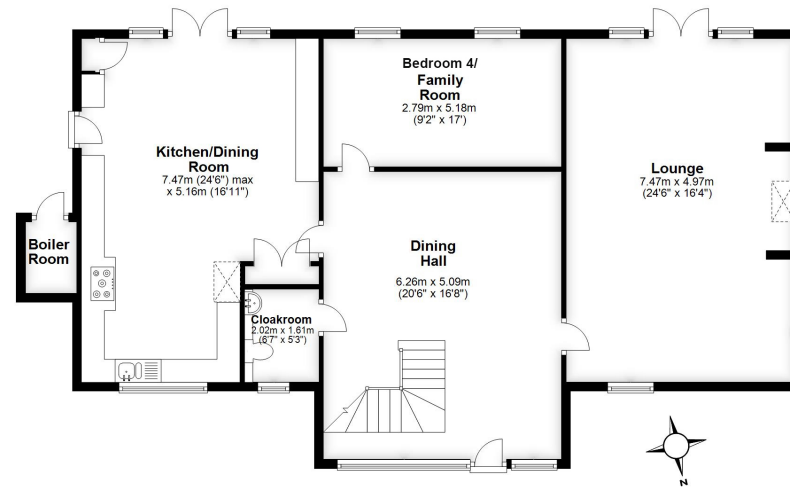




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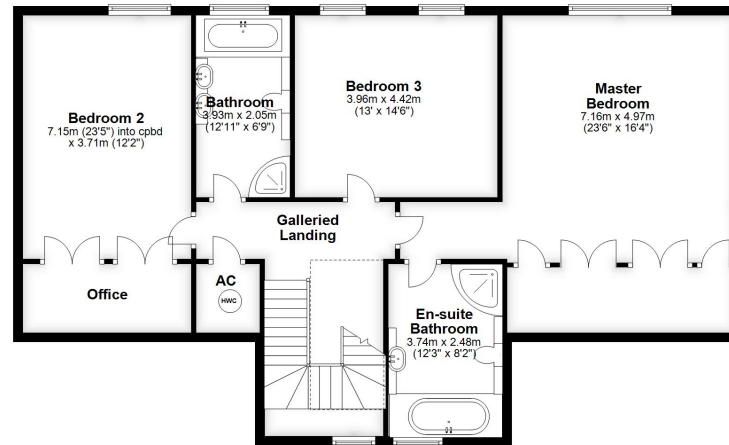
Ground Floor

Approx. 127.1 sq. metres (1368.6 sq. feet)



First Floor

Approx. 131.2 sq. metres (1412.4 sq. feet)



Total area: approx. 258.4 sq. metres (2781.0 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before any decisions reliant upon them.