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Glebe End, Church Road, Snitterfield, Stratford-Upon-Avon

Price Guide £625,000



This totally transformed, traditional, three-bedroom family home is located in the desirable village of Snitterfield, offering delightful countryside views to the rear. The well-presented accommodation is arranged as follows: an oak-framed entrance porch, two reception rooms, an excellent dining kitchen, a utility room, and an office with a cloakroom adjacent. On the first floor, a spacious landing area with built-in wardrobes leads to the master bedroom, which includes a large en-suite shower and a main bathroom, along with an established front garden featuring mature apple trees and a resin-finished driveway. To the rear, there is a landscaped garden with a generous paved

terrace, ideal for alfresco entertaining or simply enjoying the view. Energy rating D.

#### Location

Glebe End is situated in the popular village of Snitterfield, approximately four and a half miles from Stratford-upon-Avon and Warwick. It is also close to junction 15 of the M40 motorway (Longbridge), providing convenient access for fast travel across the Midlands and beyond. The village offers basic local amenities, including a parish church, village hall, public inn, primary school, and a village store for everyday shopping, which is only a few yards away.

#### Approach

Through a solid oak entrance door into:

#### Oak Framed Entrance Porch

Inset coir mat, radiator, double glazed oak windows and opening to:

#### Inner Hall

Engineered oak flooring, downlighters, a staircase leading to the First Floor Landing, a glazed door to the Family Room, and an opening to the Living Room.

#### Family Room

16'1" x 9'10" (4.91m x 3.02m)

The room features wall lights, a radiator, two ceiling light points, a double-glazed window facing the front aspect, and a natural wood door leading to the under-stairs





storage, which includes shelving and accommodates the pressurised Tempest hot water cylinder.

#### Living Room

16'0" x 11'3" (4.88m x 3.45m)

Engineered oak flooring, a projecting chimney breast with a flush Chesneys wood burner, and illuminated display shelving in the alcove. Two vertical radiators, two ceiling speakers, and wall lights are included. A double-glazed window faces the front aspect, and there's a wide opening to the kitchen along with a frosted glazed door to the utility room.

#### Dining Kitchen

22'2" x 8'9" (6.76m x 2.68m)

A modern range of white gloss-fronted base and eye-level units features Quartz worktops with upturns, an inset stainless steel sink with a mixer tap, a Siemens induction hob with an extractor unit above, a Siemens twin electric oven with storage cupboards above and below, and an integrated Bosch dishwasher. The space includes a tiled floor, a radiator, a high ceiling with downlighters, two ceiling speakers, and a wall-mounted Velux control panel for the two double-glazed Velux roof lights. A double-glazed window at the rear aspect offers stunning views, and double-glazed double-opening doors provide access to the rear garden.



#### Utility Room

10'9" x 5'6" (3.28m x 1.68m)

Range of gloss fronted base and eye level units, Quartz worktops and upturns with inset stainless steel sink with mixer tap. Space for upright fridge/freezer, space for washing machine and tumble dryer, tiled floor, downlighters, radiator. There is a double-glazed window to the rear aspect and a casement door to the side aspect and garden. Door to:

#### Office

10'9" x 6'8" (3.28m x 2.04m)

Double glazed window to front aspect, radiator and a natural wood door to:





### Cloakroom

A white suite comprising a WC, wall-hung wash basin with drawers below, radiator, downlighters, extractor fan, tiled floor, and a double-glazed window.

### First Floor Landing

Two radiators, a built-in cupboard housing the Vaillant gas-fired boiler. Access to roof space and built-in double door wardrobe provide ample hanging rail and storage space with lighting. Doors to:

### Bedroom One

10'8" x 9'9" (3.27m x 2.99m)

A radiator and a double-glazed window to the rear aspect with far-reaching views.

### En-Suite Shower

10'1" x 5'10" (3.09m x 1.79m)

The matching white suite comprises WC, a vanity wash basin, and a storage cupboard below. Large tiled shower enclosure with a RAK thermostatic shower system with a ceiling-mounted shower head and glazed shower screen. Chrome heated towel rail, downlighters, extractor fan and a double glazed Dormer window.

### Bedroom Two

10'2" x 8'10" (3.10m x 2.71m)

Radiator, double-glazed Dormer window to the front aspect, built-in storage cupboard providing hanging rail

and storage space, and alcove display areas with TV aerial point.

### Bedroom Three

Radiator, wall lights, double-glazed Dormer window to front aspect, built-in storage cupboard providing hanging rail space, and an additional bulkhead storage cupboard.

### Main Bathroom

The matching white suite comprises a WC, a wash hand basin with storage cupboard below, a bath with a mixer tap, and a shower system over. A wall-mounted fixed-head shower, a separate shower attachment, and a glass shower screen are also included. Combined radiator/towel





rail, wall light, downlighters, extractor fan, and double-glazed window to rear aspect.

#### Outside

#### Rear Garden

A standout feature of the property is the large paved, two-tier terrace, which enjoys elevated countryside views. The soffits have concealed external lighting and speakers for a spot of music, plus there is an outside tap and power sockets. The remainder of the gardens are lawned with mature hedging. At the rear, there is a decked area with a timber summer house. There is also a gated side pedestrian access.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "C" - Stratford upon Avon District Council

#### Postcode

CV37 0LW



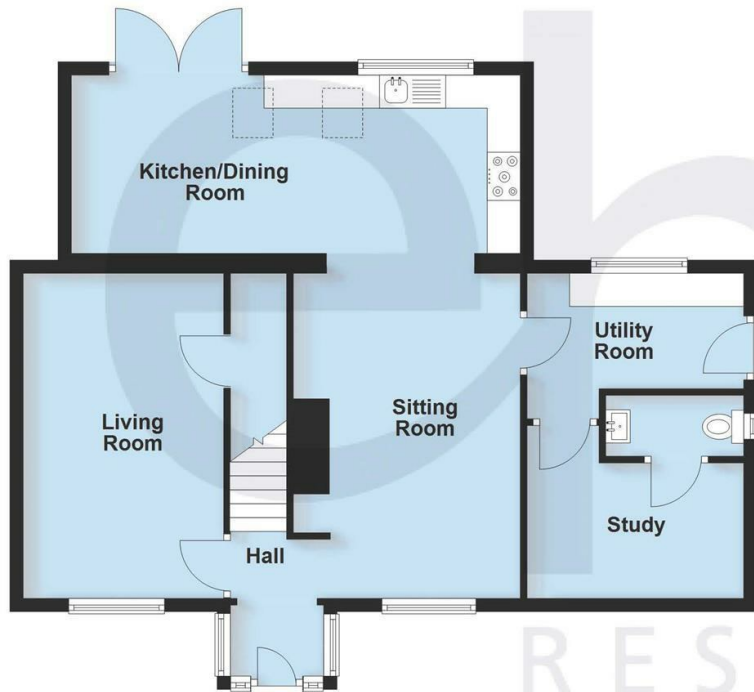




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### Ground Floor

Approx. 75.6 sq. metres (813.5 sq. feet)

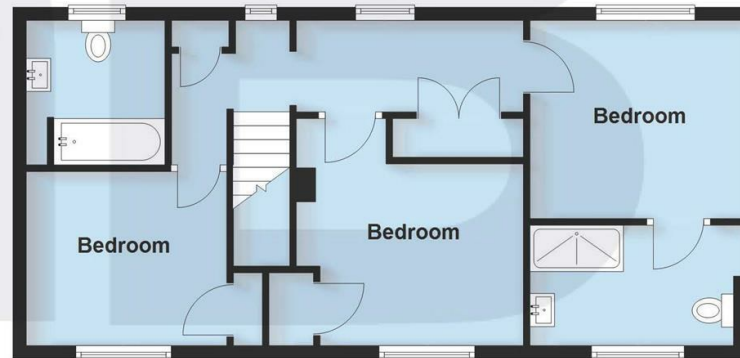


Total area: approx. 129.0 sq. metres (1388.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

### First Floor

Approx. 53.4 sq. metres (575.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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