

Peter Clarke



Dawn Edge Church Road, Snitterfield, Stratford-upon-Avon, CV37 0LF

Dawn Edge, Church Road, Snitterfield



Approximate Gross Internal Area
 Ground Floor = 146.43 sq m / 1576 sq ft
 First Floor = 106.98 sq m / 1152 sq ft
 Garage = 31.76 sq m / 342 sq ft
 Total Area = 285.17 sq m / 3070 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

- Highly individual detached residence
- Sought after position in the Conservation Area
- 0.62 acre mature and private plot with mature trees
- Part walled gardens surrounding the property
- Glorious countryside views to the rear
- Close to village facilities
- Potential (STPP)
- Large drive and double garage
- Sought after quiet road



Guide Price £1,100,000

Situated in the Conservation Area, a most attractive detached residence in part walled plot of 0.62 of an acre, with stunning mature trees and glorious countryside views to the rear. Situated on this very sought after quiet road, yet close to the village facilities. The property provides three reception rooms, farmhouse style kitchen/breakfast room, boot room, utility, study, principal bedroom suite with dressing room and en suite, two further double bedrooms and bathroom. Large garage with potential (STPP).

ACCOMMODATION

A front door leads to

ENTRANCE HALL

with under stairs storage cupboard.

SITTING ROOM

with parquet floor, fireplace, sliding door to garden room.

GARDEN ROOM

with triple aspect and sliding door to garden.

DINING ROOM

with dual aspect.

FARMHOUSE STYLE KITCHEN/BREAKFAST ROOM

with range of pine handmade cupboards and work surface incorporating sink, electric oven and gas Aga.

UTILITY ROOM

with range of cupboards and work surface, sink, space and plumbing for washing machine.

BOOT ROOM

STUDY

STORE ROOM

LANDING

with access to roof space and linen cupboard.

CLOAKROOM

with wc.

PRINCIPAL BEDROOM SUITE

small balcony with glorious countryside views.

LARGE DRESSING ROOM

with range of wardrobes and cupboards.

EN SUITE

with wc, two wash basins, bidet, shower cubicle and corner bath.

BEDROOM TWO

with dual aspect.

BEDROOM THREE

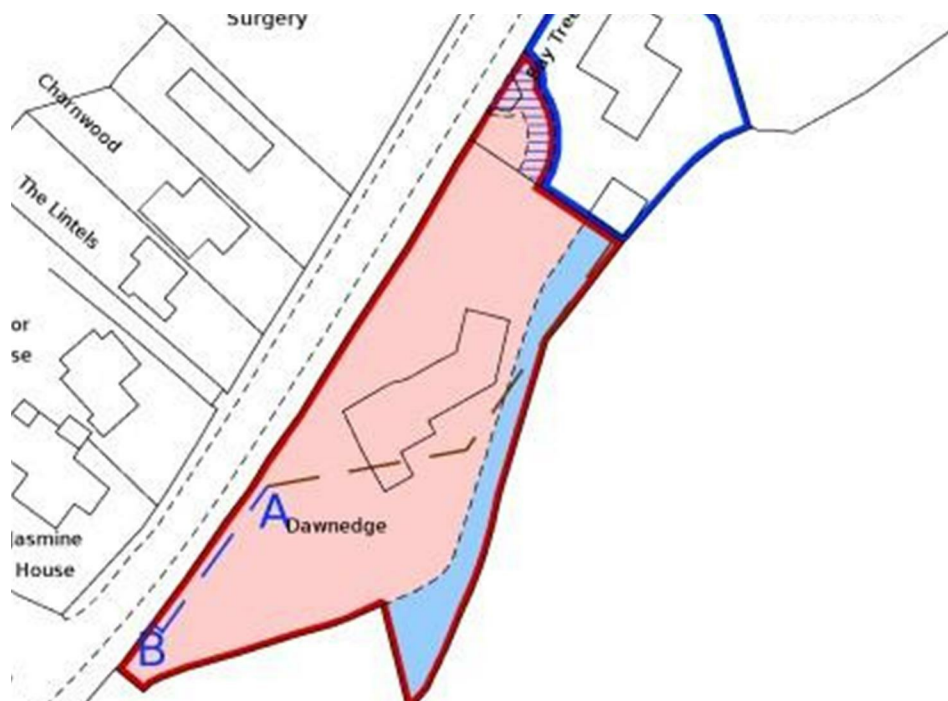
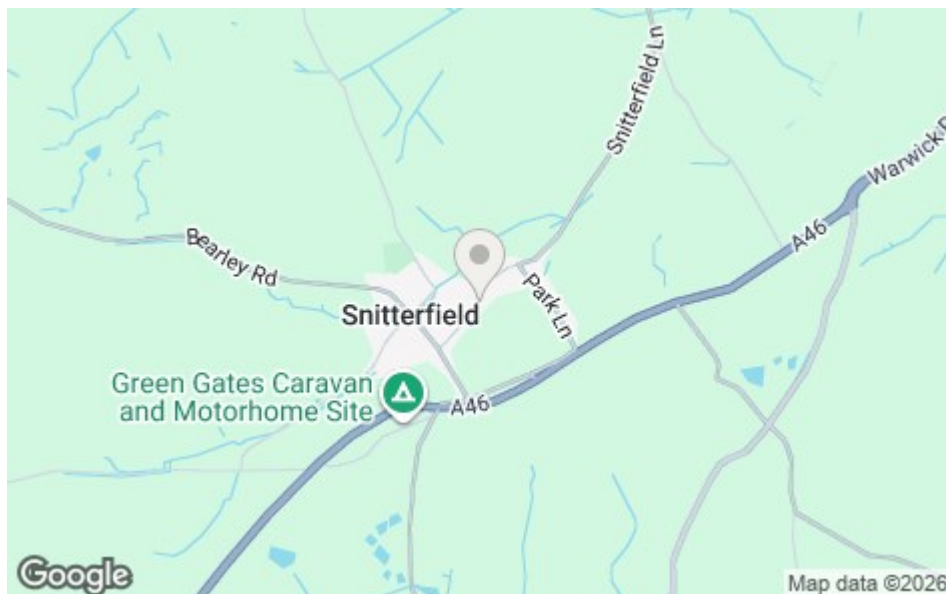
with dual aspect, vanity unit with wash basin.

BATHROOM

with wc, wash basin and bath.







OUTSIDE

There is shared access leading to a large driveway and parking area. Walled front garden with lawned areas and range of superb mature trees including fruit trees. Gated access to side garden where there are two garden sheds.

DOUBLE GARAGE

with folding doors.

REAR AND SIDE GARDENS

with patio running the full width of the property, lawn with shrub, evergreen and perennial planted borders, conifer hedging and adjoining fields to the rear. Side garden which is lawned with trees.

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 G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if 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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