

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

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Offers Over £965,000

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







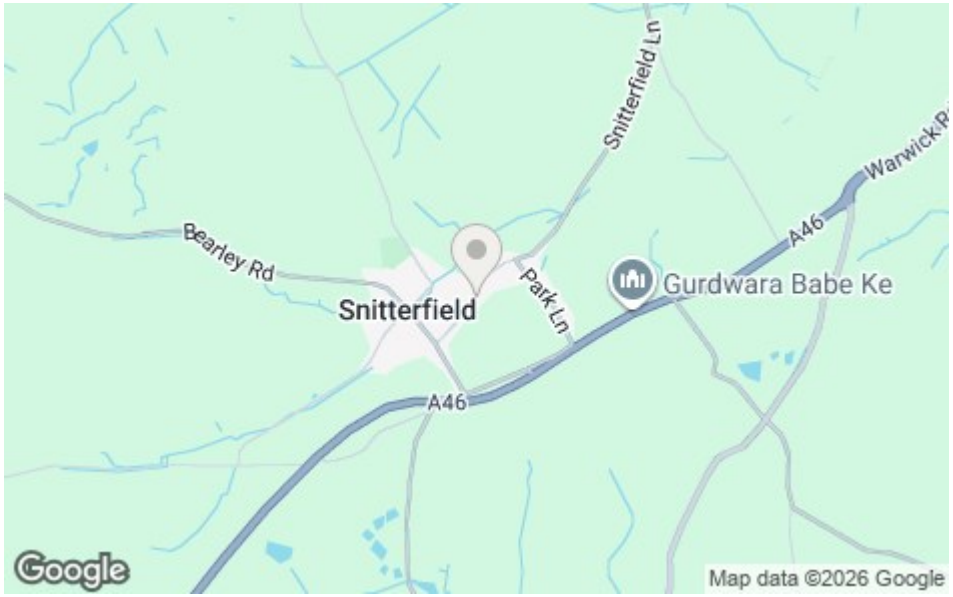














driveway and parking area. Walled front garden with lawned areas and range of superb mature trees including fruit trees. Gated access to side garden where there are two garden sheds.

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.

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Peter Clarke
Winkworth