



Brook Cottage School Road, Snitterfield

Offers Over **£600,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Brook Cottage School Road

Snitterfield, Stratford-Upon-Avon

Charming Snitterfield village home with open plan living, log burner, upgraded kitchen, three bedrooms, en-suite, low maintenance garden, and driveway. Blends period features with modern style. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

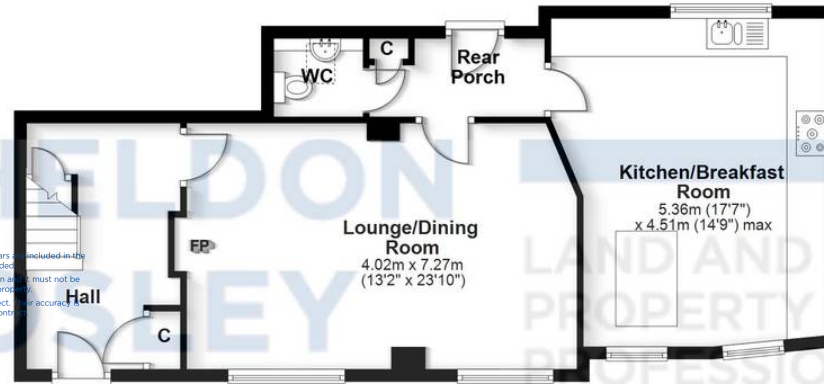
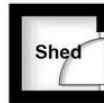
- Impressive Period Property
- Village Location
- Lounge With Feature Log Burner
- Kitchen Diner With Island
- Three Bedrooms
- En-Suite & Fitted Wardrobes To Main Bedroom
- Family Bathroom
- Low Maintenance Rear Garden
- Driveway To Rear





Ground Floor

Approx. 66.4 sq. metres (715.0 sq. feet)

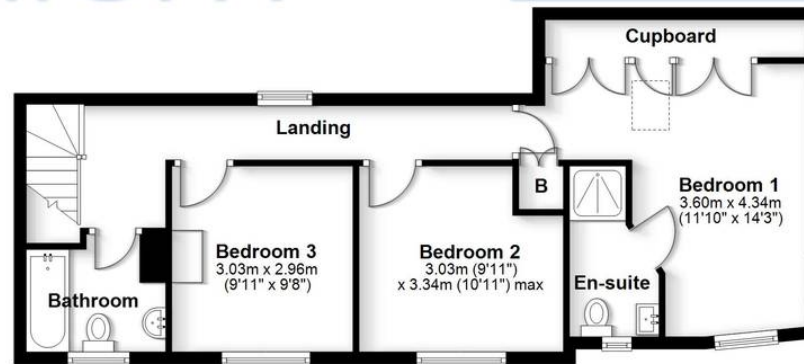


DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct, but accuracy is not guaranteed and they do not form part of any contract.

First Floor

Approx. 56.2 sq. metres (604.5 sq. feet)



Total area: approx. 122.6 sq. metres (1319.5 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

Sheldon Bosley Knight Stratford-Upon-Avon

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Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.