



Park House Church Road, Snitterfield

Guide Price **£450,000**



5 Park House Church Road

Snitterfield, Stratford-Upon-Avon

Nestled in the heart of one of Warwickshire's most coveted villages, Park House is a masterclass in characterful living. Originally constructed in **1840** and thoughtfully converted in the 1980s, this unique three bedroom coach house harmoniously blends Victorian heritage with contemporary comfort.

The heart of the home is the social breakfast kitchen with integrated appliances, featuring a central island that flows naturally into a beautifully manicured, private courtyard garden an ideal sanctuary for alfresco dining. A spacious lounge-diner provides a warm, historic atmosphere for entertaining.

Upstairs, the residence offers three bedrooms, including a versatile third bedroom currently adapted with a private WC and sink perfect for a **secluded home office** or guest suite. Complete with a garage and two allocated parking spaces, this is a rare chance to own a piece of Snitterfield's history.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





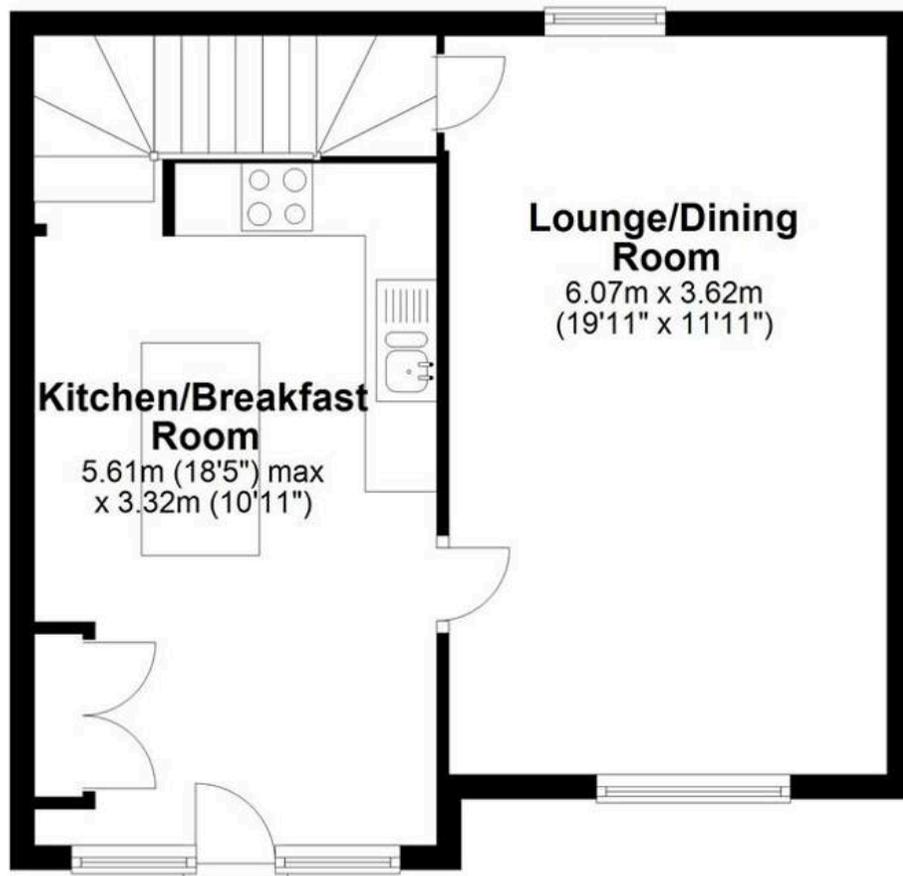






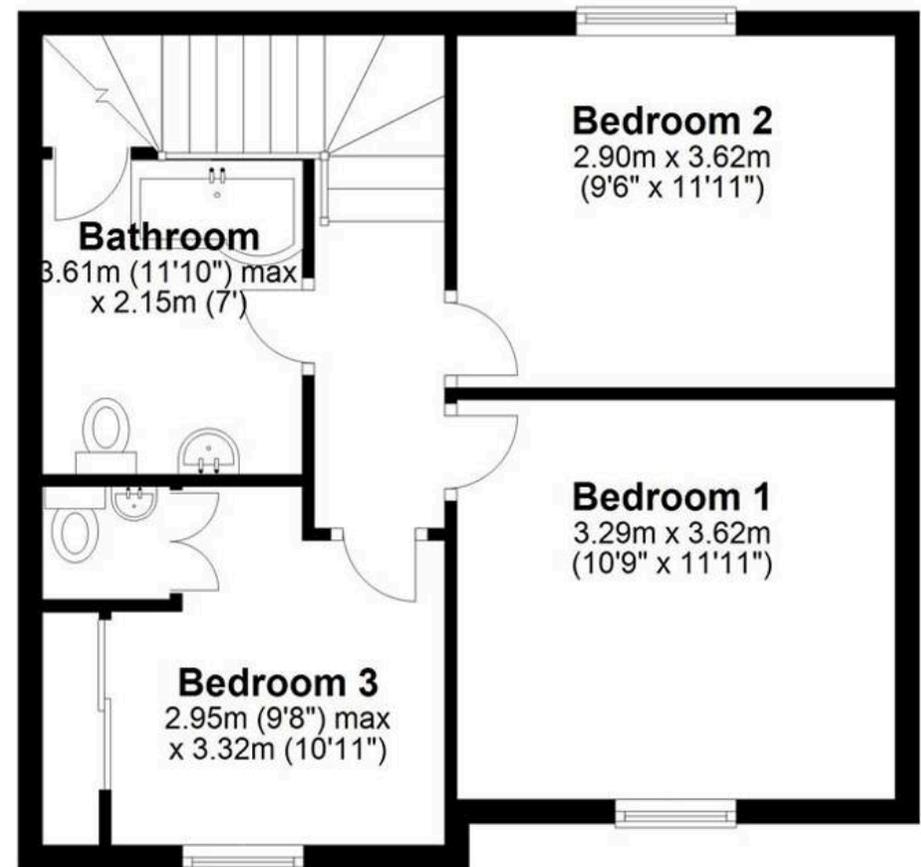
Ground Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.5 sq. feet)



Total area: approx. 90.2 sq. metres (970.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.



Sheldon Bosley Knight Stratford-Upon-Avon

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.