



Snowberry Cottage, 4 High Close Farm, Black Hill, Stratford- Upon- Avon



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Black Hill, Stratford Upon Avon

- Book your exclusive viewing TODAY
- Peace of mind provided by a comprehensive 10-year build warranty.
- Idyllic semi-rural setting offering the perfect balance of countryside living and modern convenience.
- Generous private rear garden with stunning countryside views.
- Energy-efficient specification including an air source heat pump and photovoltaic solar panels.
- Separate utility room providing additional storage and practical workspace.
- Approximately 1,550 sq ft of beautifully appointed accommodation.
- Stunning brand-new semi-detached barn-style home, combining characterful design with modern living.
- Exceptional open-plan kitchen, dining and family room with integrated appliances, perfect for entertaining and everyday family life.
- Block-paved driveway providing off-road parking







From the moment you step inside, you are welcomed by an impressive open-plan reception hallway that immediately sets the tone for the quality and space found throughout the home. Offering ample room for statement furniture and elegant styling, this inviting space creates a wonderful first impression while also benefiting from a practical storage cupboard, ideal for coats and everyday essentials.

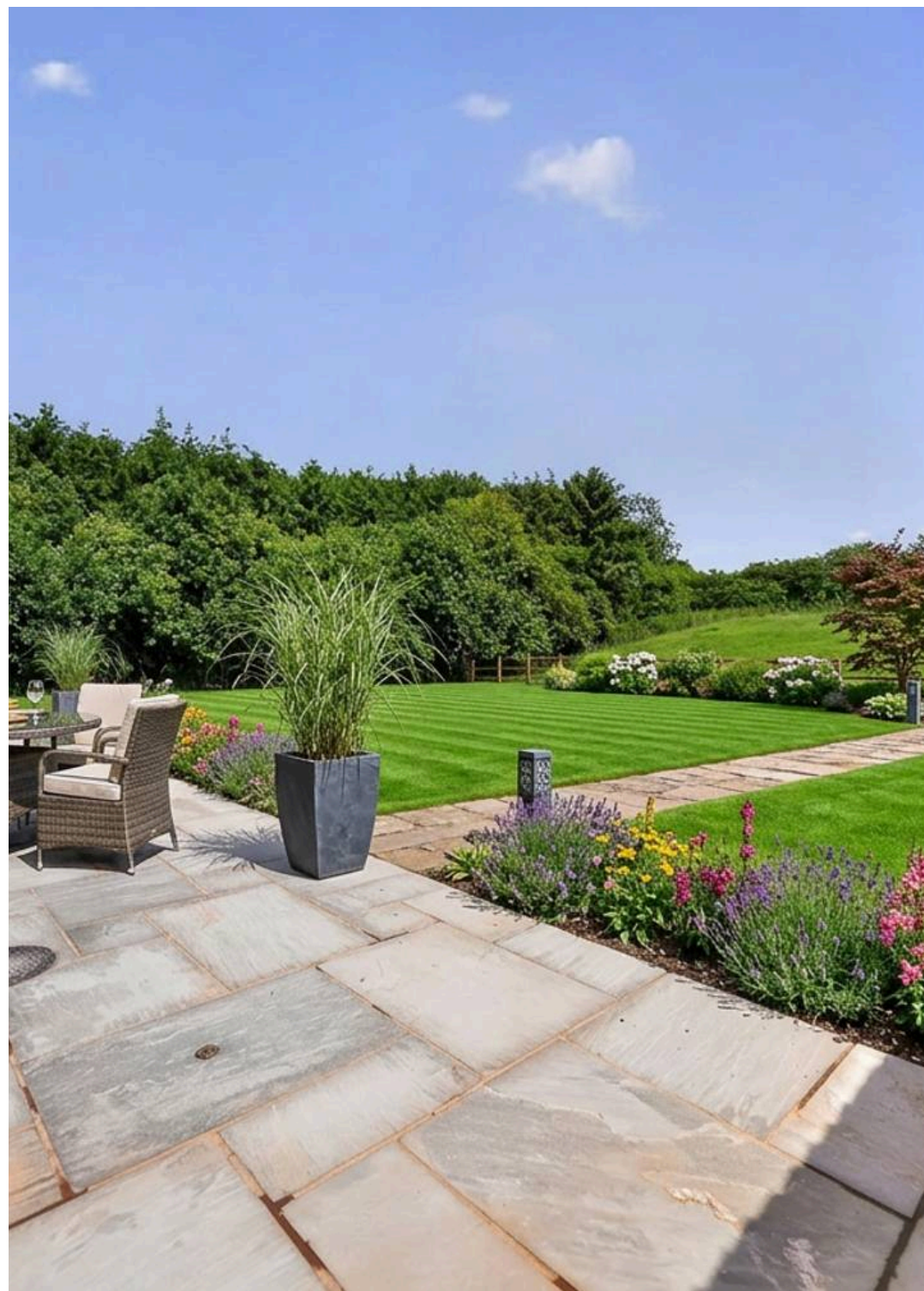
The hallway leads through to a magnificent full-length living room, a beautifully proportioned space designed for both relaxation and entertaining. Expansive bi-fold doors flood the room with natural light and effortlessly connect the indoors with the surrounding countryside, creating the perfect setting for summer gatherings or cosy evenings enjoying the views.

Further enhancing the ground floor is a separate utility room and a conveniently positioned cloakroom, thoughtfully designed to keep the practical elements of daily life tucked away from the main living spaces.

At the heart of the home lies the stunning open-plan kitchen and dining area. Created with modern family living and entertaining in mind, this exceptional space offers an abundance of room for hosting dinner parties, celebrations, and everyday life alike. Bi-fold doors open directly onto the garden, providing seamless access for outdoor dining and summer barbecues while framing the picturesque countryside beyond.

Upstairs, the luxurious principal bedroom provides a peaceful retreat, complete with a stylish en-suite shower room and ample space for fitted wardrobes. Three further generously sized bedrooms offer versatile accommodation, ideal for family living, guests, or those seeking dedicated home office space. A beautifully appointed family bathroom completes the first floor, offering the perfect place to unwind and relax.

Externally, the property continues to impress with a generous garden designed to maximise the breathtaking rural setting. Post-and-rail fencing preserves the uninterrupted views across the rolling countryside, creating a sense of openness and tranquillity that is rarely found. This is a home where luxury, space, and location come together to create something truly special.



Specification-**General**

- Windows - Agate Grey by Astra Seal externally, white internally.
- White gloss to internal woodwork
- Soft grey emulsion finish to all walls
- White emulsion finish to ceilings
- Oak internal doors
- Torus skirtings and architrave
- Outside lighting
- Data cabling
- Fast fibre
- Satin chrome sockets and light switches to ground floor, white elsewhere

Flooring

- Karndean or similar floor to hallway/ laundry room/guest cloaks/Dining Kitchen

Kitchen

- Integrated dishwasher
- Integrated fridge / freezer
- 4 ring induction hob, single oven and extractor hood
- USB point
- Built in combination Microwave/oven/grill
- Quartz work surfaces over base units
- Bi fold doors to garden

Laundry room

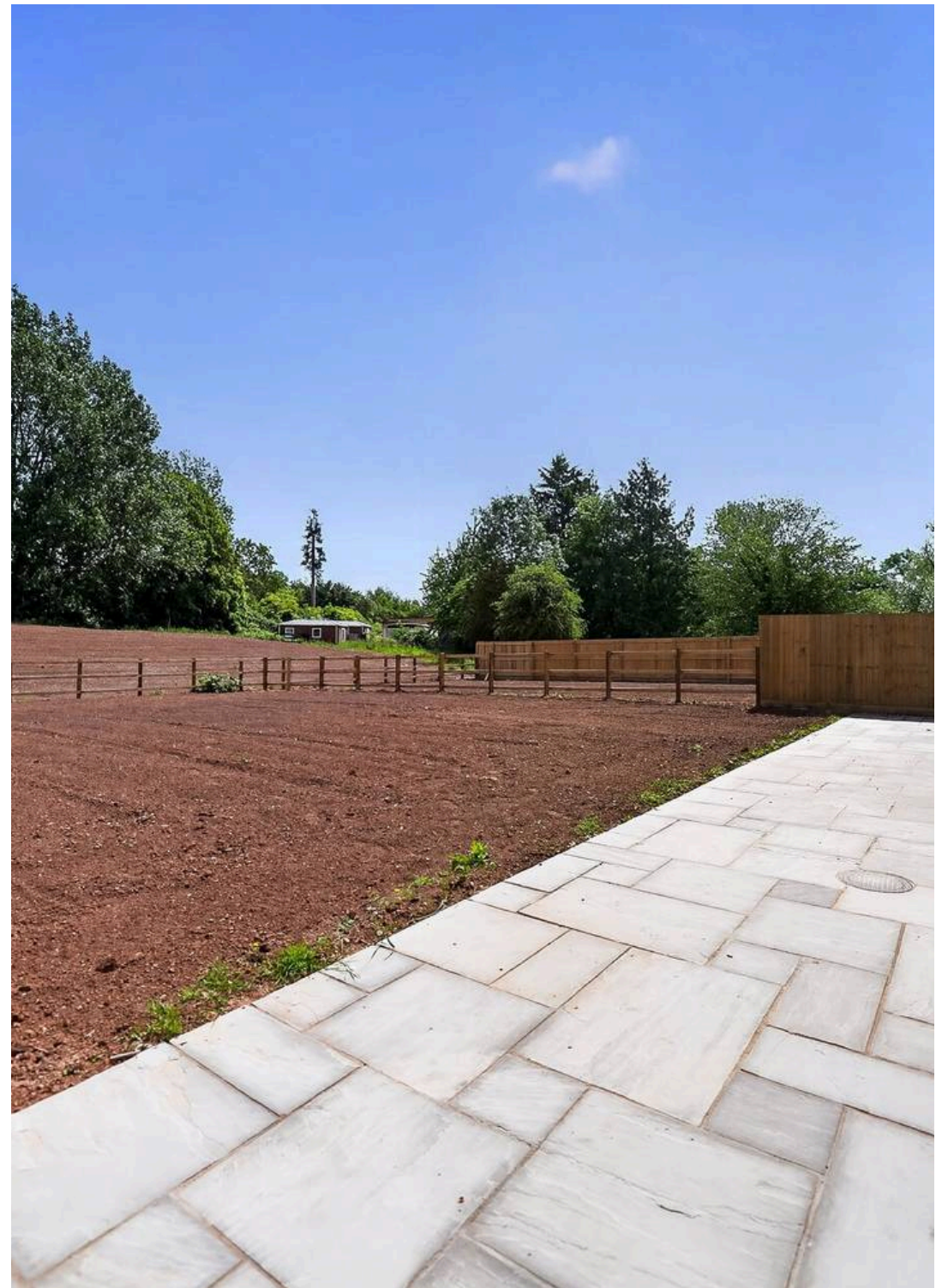
- Plumbing for washing machine
- Space for tumble dryer and washing machine
- Quartz work surfaces over base units

Lounge

- Bi fold doors to garden

Bathrooms

- White sanitary ware, Fibo board or similar to full height around bath, splashback to basin



Specification-

- En suite – Fibro board or similar to shower enclosure
- All basins set in a vanity unit
- Illuminated mirror above basin in en suite
- Vinyl flooring to en suite and bathroom
- Chrome finish heated towel rail in en suite and bathroom

Outside

- Ranch style fencing to rear gardens, patio area to rear
- Block paved driveway parking for 2 or three cars
- Electric car charging point

Heating

- Air source central heating, radiator system to first floor, underfloor heating to ground floor, Underfloor electric heating to en suite and bathroom
- Solar/photovoltaic panels to roof

Services

- Mains water
- Mains electricity, Photovoltaic panels also
- Drainage: Waste water and sewage drain to a communal waste Management system

Tenure

- Freehold
- 10 year ICW warranty

Management Company

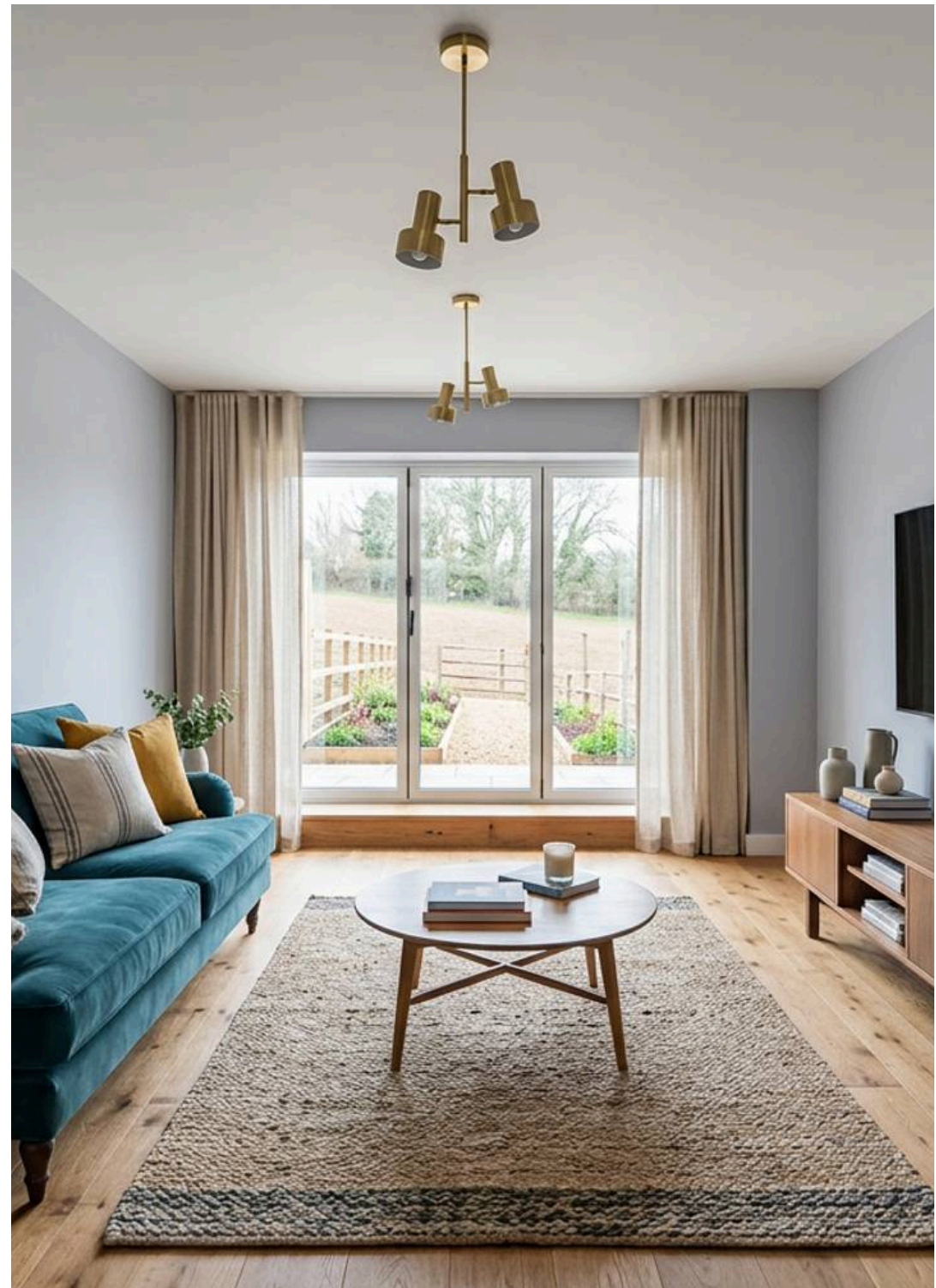
Managing all communal areas :-

- Private Road, borders.
- Waste Management system
- Insurance

£1,000 per plot payable on legal completion to form sinking fund.

Estimated £1,000 per year payable by each property owner.

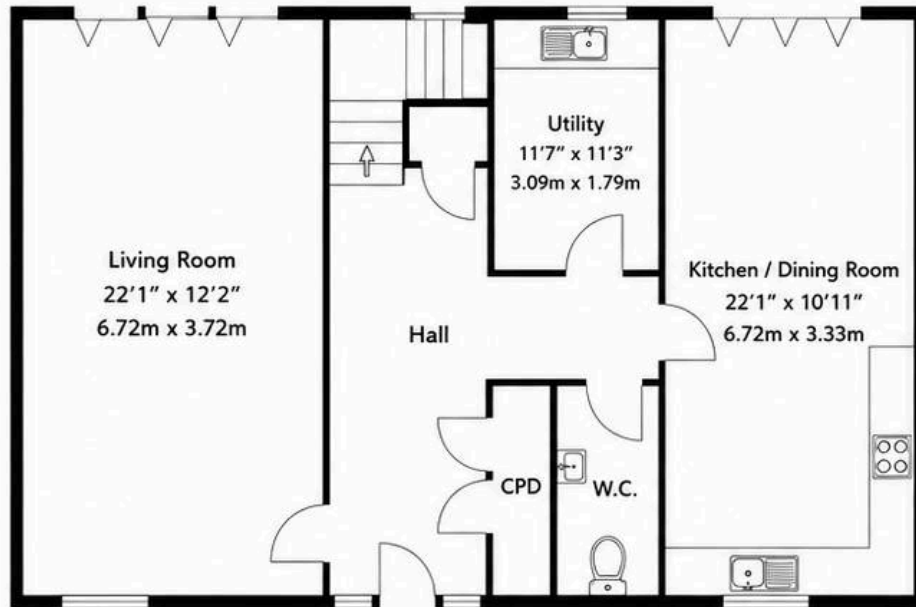
On the final legal completion, the Management Company will be handed over to the owners who each have a share.



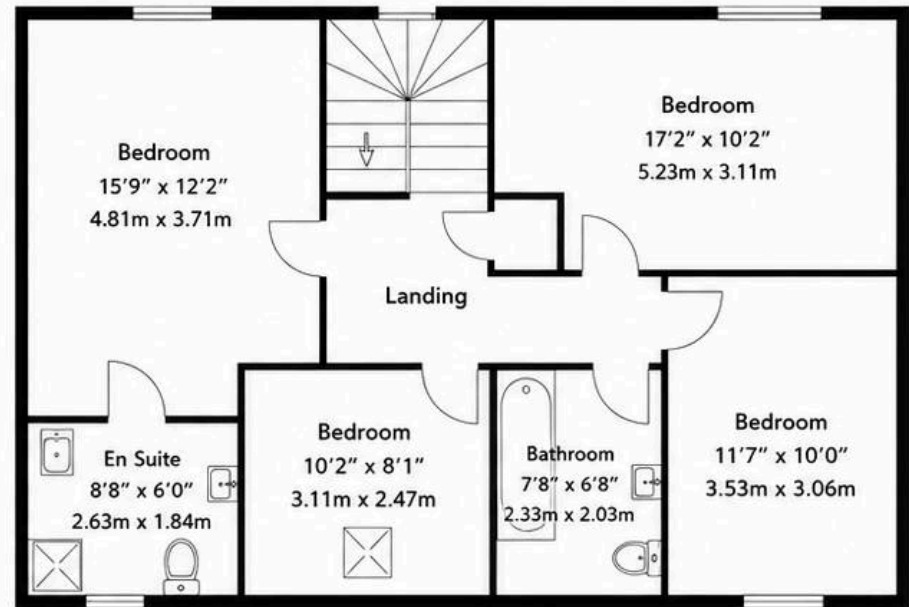
Internal Living Area 1,550 square feet / 144.02 square metres



Ground Floor



First Floor



This floorplan is provided without warranty of any kind. The publisher disclaims any warranty including, without limitation, satisfactory quality or accuracy of dimensions.



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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. 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. Their accuracy is not guaranteed and they do not form part of any contract.

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.

