



The Green, Snitterfield

Stratford-upon-Avon, CV37 0JE

Jeremy
McGinn & Co 

Available at Guide Price £800,000



Tucked away along a peaceful country lane in the highly desirable village of Snitterfield, this substantial detached family home occupies an enviable position surrounded by beautiful countryside, whilst remaining conveniently located for easy access to Stratford-upon-Avon, Leamington Spa and Warwick.

Approached via a gated driveway, the property is set well back from the lane, creating an immediate sense of privacy and exclusivity. The generous frontage provides extensive parking for multiple vehicles, whilst uninterrupted views across open countryside to the front offer a picturesque outlook.

The property offers exceptionally versatile and well-balanced accommodation over two floors, perfectly suited to modern family life. A spacious entrance hallway sets the tone for the home, leading through to a beautiful kitchen dining room, undoubtedly the heart of the house. This impressive space features a striking inglenook fireplace and enjoys a wonderful connection to the garden through doors opening onto the terrace, making it ideal for both everyday living and entertaining. Complimenting the kitchen are a range of reception rooms that provide flexibility for families of all ages, including an elegant formal living room, a cosy snug, a dedicated playroom and a separate study, ideal for home working. A ground floor bathroom and practical utility room further enhance the functionality of the home.

To the first floor, four generously proportioned double bedrooms provide comfortable and well-appointed accommodation, all served by a stylish family shower room.

Outside, the landscaped rear garden has been thoughtfully designed to create a private and enclosed outdoor retreat. A generous paved terrace provides the perfect setting for



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outdoor living and entertaining, featuring both a relaxed seating area and a dedicated dining space. There is also a well-maintained lawned area.





Tax Band: F

Council: Stratford District Council

Tenure: Freehold



Floor Plan



Map



Energy Performance

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 80 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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