Winterfold, Church Road, Snitterfield, Stratford-upon-Avon, CV37 0LF

- In need of modernisation and improvement
- Popular village location
- Great potential for extension (STPP)
- Open outlook at the rear
- Walking distance to shop and local primary school
- Set back from the road
- Gardens to front and rear
- Garage and driveway

3 1 1

£650,000

Formerly part of the nearby Manor House, and offering great potential for extension and improvement (STPP) along with an open outlook to the rear, this three bedroom detached home offers a great opportunity to renovate and make it your own. Located in a popular village location and within walking distance of the local shop and primary school, this home is a rare gem in a truly prestigious location.

ACCOMMODATION

Entrance hall with useful hanging cupboard. Cloakroom with wc and wash hand basin. Utility/Store currently housing washing machine and condenser dryer (not included), plenty of additional useful storage space. Breakfast Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated oven, grill, six ring gas hob and overhead canopy extractor, space for fridge freezer and dishwasher, door to garden. Inner Hall with original quarry tiled floor, and currently used as a study space, under stairs storage cupboard and boiler. Sitting/Dining Room with sliding doors to garden, incorporating useful Study/Play area to the side.

Landing with loft access and airing cupboard housing hot water tank. Two double bedrooms and one smaller double. Bathroom with avocado suite comprising bath with telephone style shower, wc and wash hand basin.

Outside to the rear is a crazy paved patio with steps to lawned garden and newly paved patio area. One timber store and two brick stores allowing generous garden storage of which the footprint could also allow for a good sized home office (STPP). Flower beds to side and hedge and wall borders. To the front is a larger than average in length garage, with up and over door, power and light. Driveway and raised lawn front garden which sets you back from the road.

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 central heating.

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 E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. 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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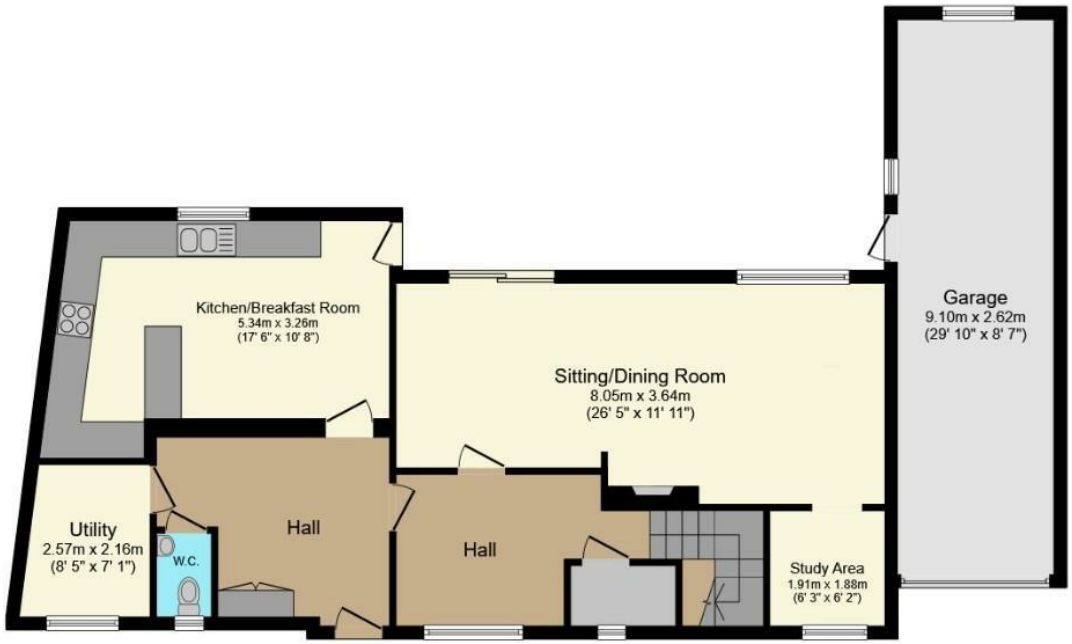
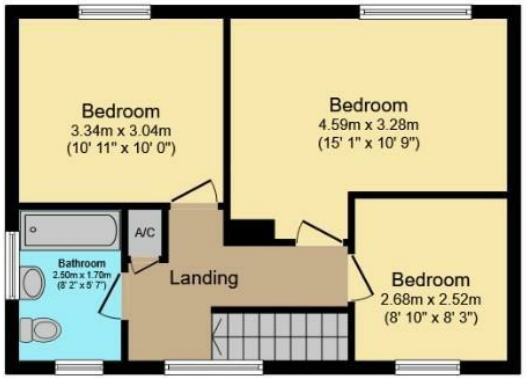


Ground Floor

Floor area 107.7 sq.m. (1,159 sq.ft.)



First Floor

Floor area 45.4 sq.m. (489 sq.ft.)

Total floor area: 153.1 sq.m. (1,648 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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