

Peter Clarke



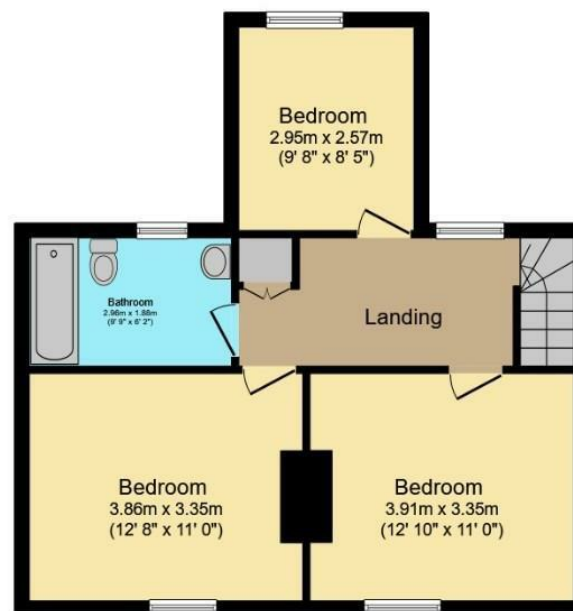
5 Kings Lane, Snitterfield, Stratford-upon-Avon, CV37 0QB

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Ground Floor

Floor area 76.4 sq.m. (822 sq.ft.)



First Floor

Floor area 50.2 sq.m. (540 sq.ft.)

Total floor area: 126.5 sq.m. (1,362 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

- Built in 1869
- Formerly two workers cottages knocked into one
- Three double bedrooms
- Off road parking for two cars
- Three reception rooms plus a summer room
- Gardens to front and rear
- Views at the front towards Hampton Lucy
- Popular village location



£580,000

Deceptive in size and offering unexpectedly generous and versatile living accommodation, along with a delightful, well stocked garden at the rear and off road parking for two cars. Formerly two workers cottages knocked into one, this charming thoughtfully upgraded three double bedroom cottage was built in 1869, in the highly desirable village of Snitterfield.

Cobbs Farm Shop and Cafe is just a short walk from the property. Snitterfield itself boasts a well regarded primary school, shops and sports club with tennis, bowls and football.

ACCOMMODATION

ENTRANCE PORCH

SNUG

with brick fireplace (chimney is capped).

BREAKFAST KITCHEN

matching wall, base and drawer units with man made quartz work surface over and incorporating one and a half bowl sink and man made drainer unit, integrated Bosch oven, combi microwave/grill, four ring gas hob and overhead extractor fan, full sized dishwasher and two pull out fridge drawers, under cupboard sensor lights, integrated under counter Bosch freezer, door to under stairs storage.

CLOAKROOM

with wc and wall mounted wash hand basin.

SITTING ROOM

with Stovax log burner set into feature brick fireplace.

DINING ROOM

with double doors to garden.

USEFUL UTILITY SPACE/SUMMER ROOM

housing an LG washer dryer and additional freezer, wall mounted combi boiler, built in ottoman and ceiling storage. Doors to garden.

LANDING

with loft access and door to airing cupboard.

MAIN BEDROOM

overlooking front.

BEDROOM TWO

with views towards Hampton Lucy.

BEDROOM THREE

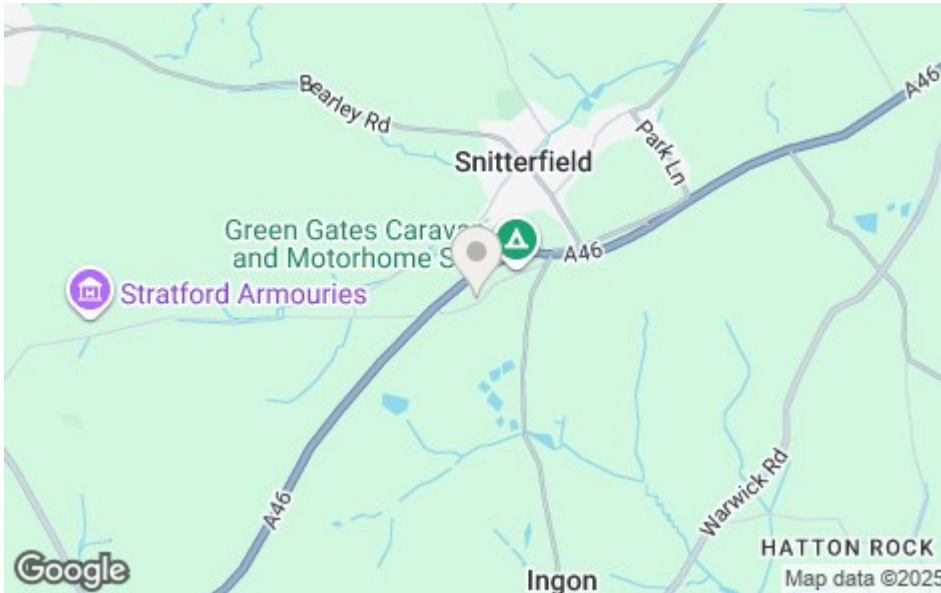
overlooking garden.

SHOWER ROOM

corner shower cubicle, wc and wash hand basin, built into an abundance of useful storage, under floor heating. (It should be noted that plumbing remains here for a bath should someone wish to install one).







OUTSIDE

To the rear is a paved patio with steps leading to a beautifully manicured garden stocking a variety of flowers and shrubs and enclosed by hedge borders. Built in water feature, outdoor plug sockets and two sheds. Gated side access, gazebo seating area.

To the front is a gorgeous front garden and off road parking for two cars.

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 and water are connected to the property. Septic tank for sewerage. 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 D.

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.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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