



**EARLES**  
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**The Saddlers,  
Park Lane, Snitterfield, Nr. Stratford-Upon-Avon, Warwickshire, CV37 0LS**  
**Offers In The Region Of £1,000,000**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01564 794 343

*The bringing to the market of The Saddlers provides an exceptionally rare opportunity to acquire a highly attractive Grade II listed mid-Victorian dwelling house with fine features throughout, together with a part timber framed Grade II listed barn and a building plot, where permission has just been granted for a large 4-bedroomed detached house (Planning Ref: 25/00397/FUL).*

*The main dwelling house offers considerable potential to renovate, improve and bring up to 2025 standards. In addition, the barn - which is listed by Historic England (Listing Ref: 1382174) and was reputedly once owned by Richard Shakespeare, with strong claims to be the birthplace of William Shakespeare's father and uncle - may offer exciting prospects for conversion, subject to the necessary planning consents. Moreover, the building plot provides an opportunity to construct a spacious and modern family home, with a new means of access off Park Lane.*

*The property lies on the Northern edge of the lovely village of Snitterfield, which has its own general store, post office, children's nursery, prosperous junior school and public house ("The Snitterfield Arms"). It is located just 4 miles from Stratford-upon-Avon, offering extensive cultural, leisure and shopping facilities, and is only an 8-minute drive from Junction 15 of the M40, providing easy access to the wider motorway network as well as to the county town of Warwick.*



## DWELLING HOUSE

There are two front doors, one of which is accessed from the driveway off Snitterfield Lane. From the driveway, there is a deep canopy (3.20m x 1.80m), being largely of timber construction and set on low brick walls with a stone plinth and blue brick floor. There are four steps, being of matching blue brick, that lead up to the front door.

### Entrance Porch

Fronting Park Lane; with original front door (with strap hinges) into:

### Reception Hall

15'1" x 5'10" (4.60m x 1.80m)

With door to understairs stairway leading down to the cellar. Door into:

### Dining Room

19'4" x 15'1" (5.90m x 4.60m)

With stone mullion windows (with metal casement frames) to two elevations, open fireplace with brick-style surround, and screeded floor (over original flagged floor). Door into:

### Vestibule

With door leading to the backyard.

### Living Room

15'1" x 15'1" (4.60m x 4.60m)

With stone mullion window (with metal casement frame), two wall light points, 1950s-style fireplace to the open flue, and panel radiator.

### Kitchen

15'5" x 15'1" (4.70m x 4.60m)

With a range of wall, drawer and base units with a short run of laminate roll edged work surface over, inset single drainer stainless steel sink, built-in single oven, 4-ring "Bosch" ceramic hob with extractor fan over, large wood burner (no back boiler), and control for heating thermostat. Stable door into:

### Covered Veranda

Of single glazed construction and panels below; with part glazed door leading to the rear garden.

### Laundry Room

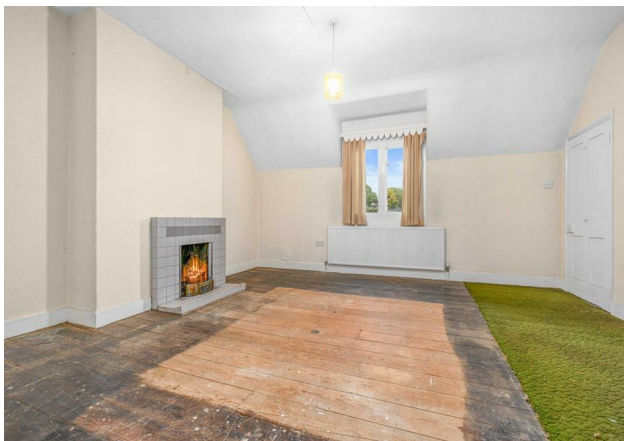
14'5" x 5'6" (including doorway into cloakroom) (4.40m x 1.70m (including doorway into cloakroom))

With double drainer stainless steel sink with swing mixer tap over, space and plumbing for a washing machine, and original flagged floor.

### Cloakroom

With low level WC, wall mounted "Radiant" electric fire, and original flagged floor.





### **Cellar**

14'5" x 14'5" (4.40m x 4.40m)

With two brick arches.

### **First Floor Landing**

15'1" x 5'10" (4.60m x 1.80m)

With opening rooflight and timber casement window to the rear.

### **Bedroom One**

15'1" x 9'6" (4.60m x 2.90m)

With brick fireplace to one corner.

### **Bedroom Two**

15'1" x 9'6" (4.60m x 2.90m)

### **Bedroom Three**

15'1" x 8'2" (4.60m x 2.50m)

### **Bedroom Four**

15'1" x 15'1" (4.60m x 4.60m)

With door leading to the main landing and further door giving access to the back landing and bathroom.

### **Bathroom**

11'5" x 6'6" (including airing cupboard) (3.50m x 2.00m (including airing cupboard))

With metal casement obscure glazed window to the rear, 4-piece suite comprising; panel bath, shower tray with unit over, low level WC, pedestal wash hand basin, and tiling to splashback areas.

### **Large Airing Cupboard**

With linen shelving.



### **GRADE II LISTED BARN**

Of brick and timber frame construction; with tiled roof.

### **Garage**

17'0" x 8'2" (5.20m x 2.50m)

With a pair of timber ledge and brace doors to the front and flagged floor.

### **Workshop**

17'0" x 14'5" (5.20m x 4.40m)

### **Former Wash Room**

10'9" x 10'2" (3.30m x 3.10m)

With wash copper and fire to the side.

### Store

6'2" x 5'6" (1.90m x 1.70m)

### Adjoining Cow Shippon

15'1" x 12'1" (4.60m x 3.70m)

Being single storey; with feeding trough running along the length of the far wall and brick floor with drainage channel.

### Two Large Aluminium Greenhouses

#### ADDITIONAL INFORMATION

Broadband and Mobile:

Superfast broadband speed is available in the area, with a predicted highest available download speed of 71 Mbps and a predicted highest available upload speed of 16 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE and Vodafone being rated 'Good outdoor' and O2 and Three being rated 'Good outdoor, variable in-home'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains drainage, electricity, gas, and water are connected to the Dwelling House.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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# Notice of Decision

## PERMISSION WITH CONDITIONS

Mr Peter Wilkins  
Peter Wilkins and Associates  
64 Yoxall Road  
Shirley  
Solihull  
B90 3RP

Town and Country Planning Act, 1990  
Town and Country Planning (Development Management Procedure) Order, 2015

THE STRATFORD-ON-AVON DISTRICT COUNCIL, having considered the application for permission to develop land at:-

**The Saddlers, Park Lane, Snitterfield, Stratford-upon-Avon CV37 0LS**

Submitted by: Mr Chris Haskell

Received by the Council on 25 March 2025

HEREBY GIVE YOU NOTICE that PLANNING PERMISSION is GRANTED for the following development, namely:-

**Construction of 1no. detached two storey dwelling and formation of new vehicular access.**

Subject to the following condition(s) and reason(s), namely:-

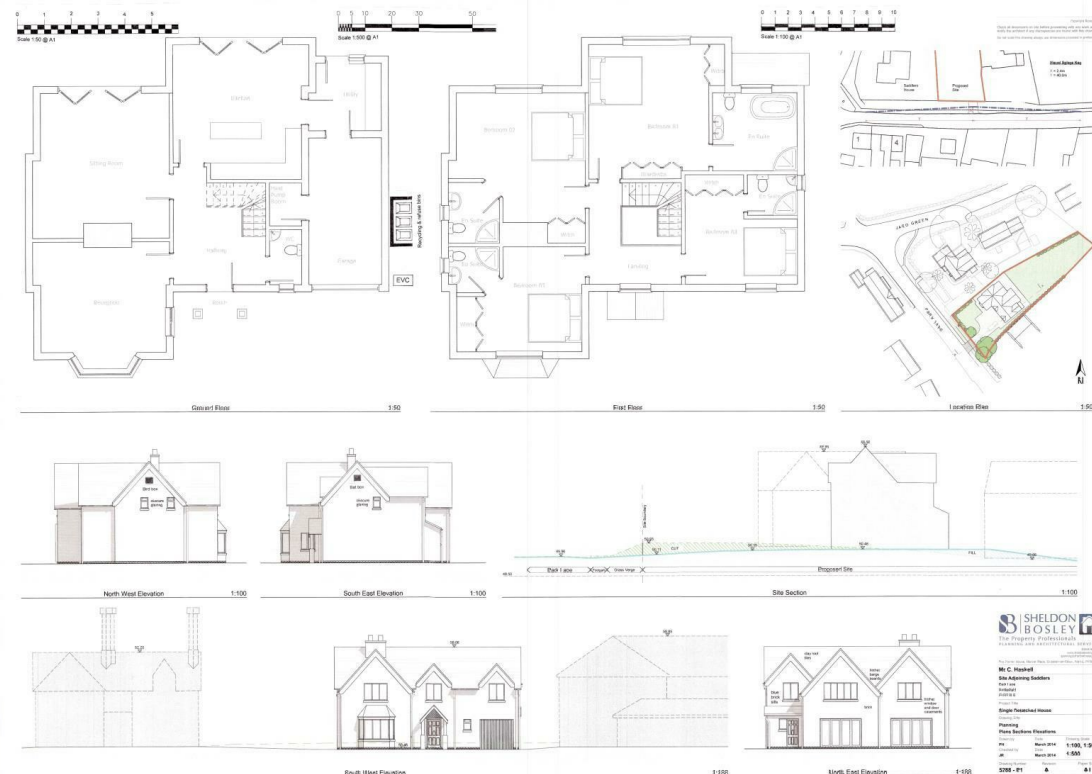
1. The development to which this permission relates must be commenced not later than the expiration of three years from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans -

- o Location Plan dated 29 May 2024 - Plan reference number: TQRQM24150120402801
- o Proposed Site Plan dated 19 March 2025 - Plan reference number: TQRQM25078102421122
- o Plans Sections Elevations dated March 2014 - Drawing number: 5288-P1 Rev A

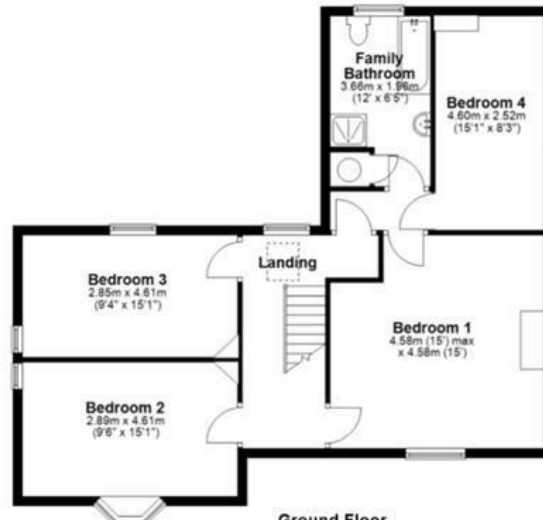
**Case Officer: Sarah Leach**  
**Reference No. 25/00397/FUL**



## Dwelling House

### First Floor

Approx. 132.8 sq. metres (1430.0 sq. feet)



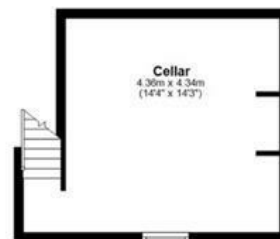
### Ground Floor

Approx. 170.7 sq. metres (1837.5 sq. feet)



### Basement

Approx. 22.6 sq. metres (243.7 sq. feet)



## Grade II Listed Barn



