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Rossmore, Smiths Lane, Snitterfield, Stratford-Upon-Avon

Price Guide £695,000





Rossmore is an attractive detached village residence built for and by the current owner circa 22 years ago. The spacious accommodation, which offers generous room sizes and further potential to enlarge (subject to planning) briefly affords: Reception Hall, guest cloakroom, living room, separate dining room, breakfast Kitchen, utility room, ground-floor shower room, and two large double bedrooms, accompanied by two en-suite bathrooms. To the outside, there is an established front garden providing good off-road parking, allowing access to the double garage. To the rear, there is a good-sized rear garden that enjoys a sunny aspect. NO UPWARD CHAIN. Energy rating D.

#### Location

The property is situated in the heart of Snitterfield, a popular village located approximately four and a half miles from Stratford-upon-Avon and Warwick. It is also close to junction 15 of the M40 motorway (Longbridge), providing convenient access for fast travel across the Midlands and beyond. The village offers basic local amenities, including a parish church, village hall, public inn, primary school, and a village store for everyday shopping, which is only a few yards away.

#### Approach

Canopy porch with a sealed unit double-glazed entrance door into:

#### Reception Hall

Radiator, staircase rising to First Floor Landing. Door to walk-in under stairs, cloak/storage cupboard. Doors to:

#### Cloakroom

Low flush WC, pedestal wash hand basin, radiator and a sealed unit double glazed window to the rear aspect.

#### Living Room

20'3" x 13'5" (6.19m x 4.09m)

A projecting chimney breast with a natural stone surround, an open fireplace, coving to the ceiling, and two radiators. A sealed unit double-glazed window to the front aspect and sealed unit double-glazed French doors provide access to the rear garden.







#### Dining Room

16'2" x 12'6" (4.95m x 3.83m)

Coving to ceiling, radiator and a sealed unit double glazed window to the front aspect.

#### Breakfast Kitchen

15'2" x 12'6" (4.64m x 3.83m)

It has a range of wood-fronted base and eye-level units, complementary worktops and tiled splashbacks, an inset single-drainer sink unit with mixer tap and rinse bowl, a four-ring gas hob with a concealed extractor unit over, a Neff oven and grill with storage cupboards above and below, an integrated fridge, a radiator, and downlighters.

Two sealed-unit double-glazed windows to the rear aspect.

#### Utility Room

11'6" x 7'11" (3.52m x 2.43m)

Base and eye level units, worktop with inset single drainer sink unit, space and plumbing for washing machine. Wall-mounted Ideal gas-fired boiler, radiator, sealed unit double-glazed window and casement door to rear aspect and garden. Doors to the ground floor, Shower Room, and the double garage.

#### Shower Room

7'11" x 6'10" (2.43m x 2.09m)

WC, pedestal wash hand basin, tiled shower enclosure with shower system, glazed shower door, and side screen. Radiator, shaver point, extractor fan and a sealed unit double glazed window to the front aspect.

#### First Floor Landing

Access to roof space, sealed unit double-glazed Dormer windows to front and rear aspects, and two radiators. Built-in Airing Cupboard housing the hot water cylinder. Doors to:







#### Large Double Bedroom

14'4" x 13'5" (4.38m x 4.11m)

Radiator and a sealed unit Dormer window to the front aspect. Door to:

#### En-Suite Bathroom

10'1" x 5'7" (3.08m x 1.71m)

Pedestal wash hand basin, WC, bath with mixer tap and telephone style shower attachment, radiator, shaver point, ceiling light, extractor fan. Sealed unit double-glazed Dormer window to rear aspect.

#### Large Double Bedroom

14'6" x 12'11" (4.42m x 3.94m)

Radiator, sealed unit double glazed Dormer window to front aspect, sealed unit double glazed window to side aspect. Door to:

#### En-Suite Bathroom

12'11" x 5'6" (3.94m x 1.68m)

Suite comprising WC, pedestal wash hand basin, bath with mixer tap and telephone-style shower attachment, radiator, shaver point, ceiling light, and extractor fan. Sealed unit double glazed window to side aspect and a sealed unit double glazed skylight.

#### Outside

There is a mature, established foregarden with a driveway providing good off-road parking and access to the double garage.

#### Double Garage

18'10" x 17'10" (5.76m x 5.45m)

Twin up-and-over doors, a water tap, and a sealed unit double-glazed window to the side aspect. The vendor has informed us that the garage was constructed with cavity walls and that the foundations were designed for a second-storey extension. We have not seen evidence of this, and a prospective purchaser would need to conduct their own investigations to determine if this is feasible.





#### Rear Garden

Outside tap, pathway runs the rear perimeter, paved patio area, steps rising to lawned gardens with mature stocked areas and an open aspect to the rear.

#### Tenure

The property is understood to be Freehold, although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water

system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "E" - Stratford upon Avon District Council

#### Postcode

CV37 0JY





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Total area: approx. 188.4 sq. metres (2028.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

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