





A stunning three/four -bedroom detached home nestled in the charming village of Snitterfield, offering the perfect blend of classic contemporary design and tranquil village living with extensive countryside views. Situated within an exclusive development of just two properties located off The Green.

Benefitting from flexible accommodation with an optional 4th bedroom on the ground floor this stunning house benefits from an idyllic setting with large garden and countryside views.

Extensive driveway parking, complete with an electric car charging point to cater to today's eco-conscious lifestyle. Inside, the home boasts a separate living room/ ground floor bedroom, ideal for relaxation and a private study.

The heart of this home lies in its exceptional open plan kitchen dining room, beautifully designed to accommodate family gatherings and entertaining. Featuring sleek modern cabinetry and high-end appliances, the kitchen flows seamlessly through bifold doors that open onto a picturesque porcelain patio, extending the living space outdoors and overlooking private rear garden, laid to lawn for easy enjoyment and leisure.

Thoughtful practicality continues downstairs with a convenient shower room, enhancing the overall family-friendly layout. Upstairs, you'll find three spacious bedrooms finished to the highest standard, including two luxurious en-suite bathrooms attached to bedrooms 1 and 2, alongside a separate family bathroom ensuring comfort for all occupants and guests.

Energy efficiency and modern technology have been carefully considered throughout this property. An advanced air source heat pump system provides eco-friendly heating, complemented by wet underfloor heating on the ground floor for consistent warmth beneath your feet. The upper floors are heated via thermostatically controlled radiators, creating an inviting atmosphere across all levels. Additionally, the home comes with a comprehensive 10-year structural warranty, providing peace of mind for years to come.





Externally, the gardens have been thoughtfully designed with a porcelain patio, perfect for alfresco dining. The remaining garden areas are laid to lawn.

Located in Snitterfield, this property benefits from a peaceful village setting close to local amenities while maintaining easy access to Stratford-upon-Avon and excellent transport links. Whether you're starting a family or seeking a sophisticated countryside retreat, this home ticks all the boxes and is ready to welcome its new owners.

Additional Information

What3words: ///tinny.fonts.cookery

Services: Mains drainage, electricity and water are connected to the property.

Broadband: Superfast broadband speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>. Fibre is already connected to the house.

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

Council Tax: Stratford-on-Avon District Council - Band TBC

Specification

Bathroom & En-Suites

White contemporary wall-mounted Laufen sanitary ware with polished chrome fittings by Hansgrohe"
Porcelanosa wall and floor tiles
Feature freestanding bath to the master bathroom
Shaver point and chrome heated towel rail to all bathrooms
WC to feature wall-mounted vanity unit and sink
Hansgrohe shower system with fixed rain head shower, together with separate handheld attachment

Electrical & Lighting

Contemporary brushed steel sockets and switches throughout
LED downlighters to kitchen, bathrooms and en-suites
Media & Communications
BT and TV points with CAT 6-data cabling to kitchen, living room and all bedrooms
Integrated television reception system, digital terrestrial

Kitchen

Shaker style cabinets with Quartz worktops
Quartz worktops
Large island
One and half bowl singk
Quooker tap
Neff induction hob
Neff single oven
Combination microwave/grill
Wine cabinet
Neff fridge freezer and dishwasher
Wine cooler

External

Porcelain patio
Laid-to-lawn to remaining garden areas
Boundary fencing
Planting installed in line with approved planning landscape layout
External waterproof sockets and water tap to side/rear of property
Car charging point and external waterproof socket
Lighting to external doors with PIR sensors
Lawn and stone chipping to front of property/driveway
Large and well thought out refuse and recycling units

Finishes & Features

Natural oak veneer internal doors with polished chrome furniture
Deceuninck Heritage 2800 system UPVC windows and doors with 10-year Smarts System Alitherm Powder coated aluminium bifold doors with 10-year guarantee leading to seamless living external patio
Painted softwood skirting and architrave throughout
Air source heat pump with wet underfloor heating to ground floor with thermostatically controlled radiators to first and second floors

Security & Insurance

10-year structural warranty
NACOSS or NIS approved alarm system with PIR sensors to ground floor and landing with panic button to master bedroom and optional ‘monitoring’ call facility





Courtside, Snitterfield
Main House Area 1869.79 square feet

Ground Floor



First Floor



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