



The Green, Snitterfield

Guide Price £347,500

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## The Green, Snitterfield

A charming, 3 bedroom detached Cottage in the heart of this always popular thriving village. With beams, wood burning stove yet having power generating solar panels. A pretty private garden what more can you want?

**APPROACH** - Pretty little wildflower garden. Brick block driveway leads to the stable front door that opens into,

**SITTING ROOM** - With ceramic tiled floor that extends through the front rooms. Twin double glazed box bay windows. The room features painted chimney breast with recessed wood burning stove upon a slate hearth. Wrought iron spiral staircase in the corner. Walkway into,

**DINING AREA** - Leaded light double glazed front window. Exposed wall & ceiling beams.

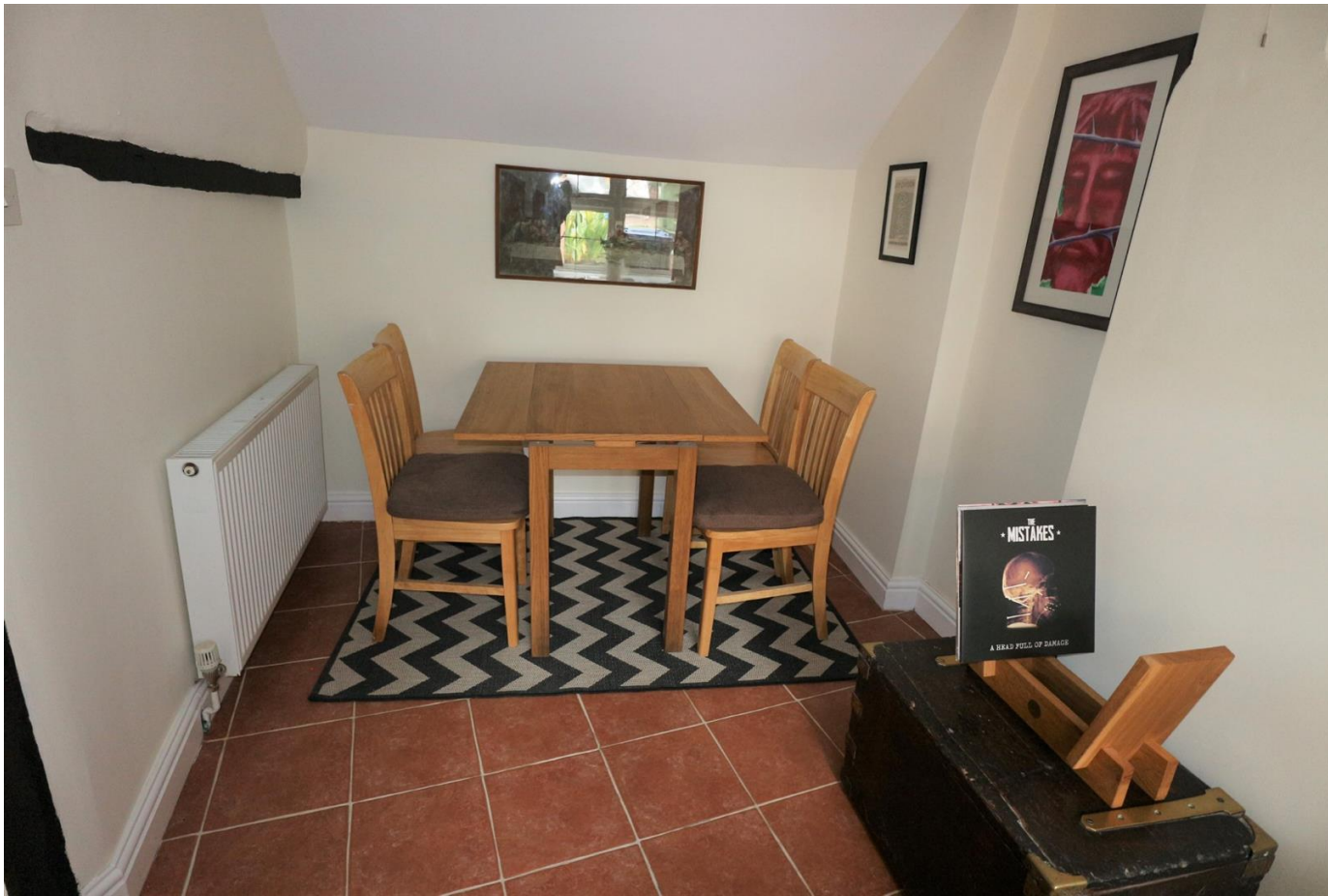
**GALLEY KITCHEN** - With quarry tiled floor. Full range of units in Oak comprising base cupboards & drawers under contrasting worktop. China Belfast sink with mixer tap with Oak carve draining boards either side. Recess with plumbing for washing machine. Inset gas hob with hood above. Adjacent double oven. Integrated under top fridge. Wall mounted gas boiler. Two double glazed windows. Three glass fronted china cupboards plus open Oak shelving on two walls. Radiator. Door into the garage.

**BEDROOM/ HOME OFFICE** - Double glazed window. Airing cupboard & adjacent linen cupboard.

**BEDROOM TWO (FRONT)** - The main room with double glazed window. Curtained recess with hanging rail. Exposed ceiling beam. Loft access.

**BEDROOM THREE (REAR)** - Double glazed window overlooking garden.





**BATHROOM** - Extensively tiled with feature free standing bath on clawed feet with ornate mixer tap including drench head shower & hand held shower. Chrome circular curtain rail. Wash basin & WC. Double glazed window.

**GARAGE** - Electric roller door. Pitched Pine panelled ceiling. Rear door.

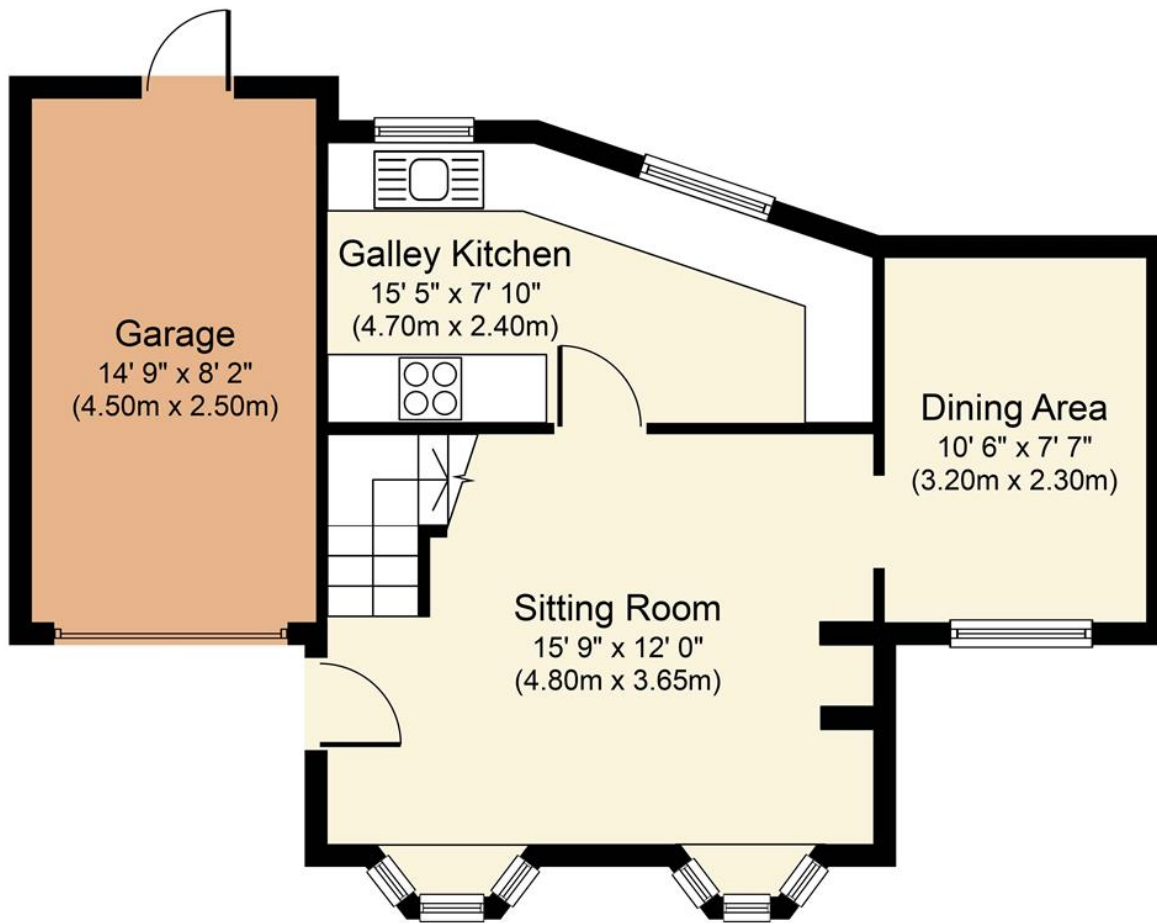
**SUN DECK** - Timber deck bridge & wooden balustrades. Ideal for a table & chairs for that morning cup of tea.

**GARDEN** - A real Cottage garden. Generous size and very private with fields beyond the rear boundary. Lawn, stocked borders. Shed & log store.

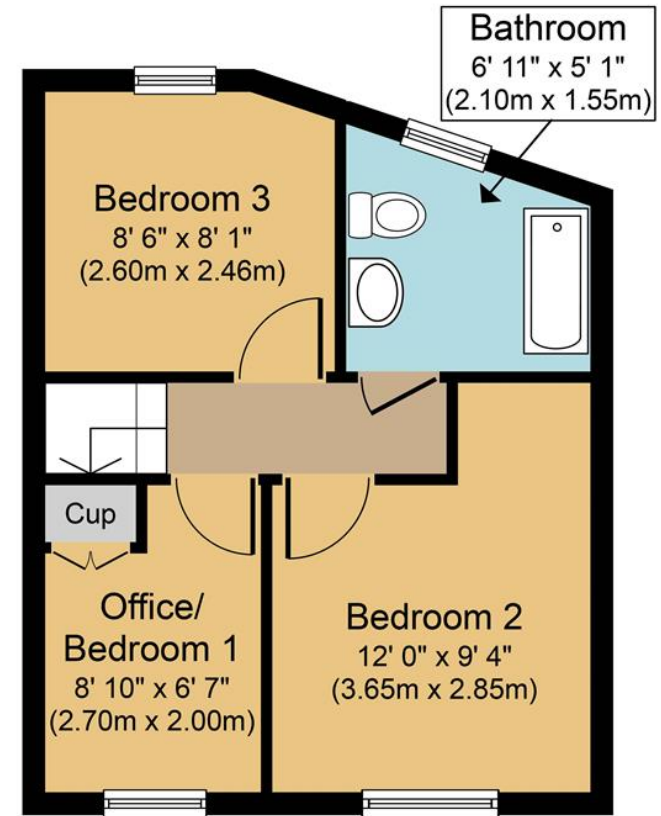








**Ground Floor**  
 Approximate Floor Area  
 527 sq. ft.  
 (49.0 sq. m.)



**First Floor**  
 Approximate Floor Area  
 301 sq. ft.  
 (28.0 sq. m.)

**Approx. Gross Internal Total Floor Area 829 sq. ft. (77.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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