



Orchard Cottage, The Green, Snitterfield.

Guide Price £750,000

Hawkins & Patterson
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Orchard Cottage, The Green, Snitterfield.

Tucked away in a peaceful location on the fringe of the village is this charming 18th Century Cottage. A significant modern extension which blends & enhances beautifully the 200 year old farm workers Cottage. The generous, always light filled rooms flow seamlessly, all with a wonderful outlook over the fields beyond. A large, private garden that enjoys the sun all of the day & gated parking. NO CHAIN

The sought-after village of Snitterfield remains a "real" village community. It has two children's nursery's together with a thriving primary School. A village shop that sells all those everyday essentials. The always required village pub & soon to be complete a brand new sports club house around which revolve cricket, football, tennis and a superb bowling green. The A46 runs alongside the village. You can be on the M40 or Warwick Parkway in short order. Stratford upon Avon is 3 miles away. Wonderful country walks in any direction.

APPROACH

A discreet lane leading from The Green with double farm gates opening on the gravelled parking for two cars.

PORCH

Double doors. Recessed mat well matching inner doors into,

VAULTED HALLWAY

Double height with "bridge" landing above. Elm flooring. Return staircase with storage below. Cloaks cupboard that also houses the recently installed pressurised hot water system. Polished Oak doors.

SITTING / DINING ROOM

The dual aspect room has original exposed wall beams & later addition ceiling beams. Recessed wood burning stove on flagstone hearth under Oak cross beam. Full width walk in bay window with views down the garden. Wide Oak steps up to the open plan Family Room.





FAMILY ROOM

This room & the remainder of the downstairs has Italian terracotta tiled floor. Full height picture window. Full height rustic brick chimney with recessed multi fuel stove on a quarry tiled hearth. A sociable always popular part of the home. With views to the front & again down the garden.

BREAKFAST KITCHEN

Paula Rose units in "honey mustard" with base cupboards & drawers under starburst granite worktops. Much used breakfast bar. Inset 5 ring gas hob below corner canopy with extractor & lighting. Adjacent double oven. Integrated dishwasher. One & a quarter recessed sink with carved drainer. Built in larder fridge. Wall cupboard with lighting above & below. Three windows. Double doors into,

UTILITY ROOM

Fitted with matching units to the kitchen. Stainless steel sink & drainer below side window, Tool store. Wall mounted combination gas boiler. Plumbing for a washing machine and fitted tumble dryer. Space for under top freezer.

WC

Dual flush unit. & wash basin and side window.





REAR PORCH / BOOT ROOM

What every country home needs. Oak framed with double glazed windows & doors. Oak boot box & seating. Internal & external lighting.

BRIDGE LANDING & STUDY AREA

Overlooking the hallway below with natural light through the full height windows & twin Velux skylights. Low level store cupboard.

BEDROOM ONE

A generously sized room in the original part of the Cottage. Three windows on two elevations with fields in both directions. Double wardrobe with internal fitments, lighting & adjacent low level store cupboard. Roof void & loft storage. Beautifully beamed original vaulted ceiling. Double doors into,

EN-SUITE

Folding glass door into good sized shower with lighting & extractor. Vanity unit with cupboards below one piece wash basin, Dual flush WC. Heated chrome towel rail.

INNER HALL

With side window. Airing cupboard with radiator.

BATHROOM

Oval corner bath with seating and Mira shower over. WC and corner wash basin. Heated towel rail.





BEDROOM TWO

Windows one two sides, one with perhaps the best view in the house, over the fields. Exposed ceiling beam. Double fitted wardrobe.

BEDROOM THREE

Also with windows on two elevations. Handmade bookcase / display shelving on one wall.

PARKING

Twin farm gates open into gravelled side by side parking. Ornamental & floodlighting. Electric EV point. Power pint & cold water tap.

PRIVATE FIELD SIDE GARDEN

Over a 100 ft long with professionally laid hawthorn hedging along the field side, in which this year they are growing oats. Central lawn with fully stocked borders that provide colour & interest throughout the seasons. Raised vegetable beds. Ornamental low level brick walling with block & paved footpaths. Dining patio. Two timber sheds & greenhouse all with power & lighting. Log store. Across the full width of the rear boundary is a substantial garden shelter which also has power & lighting.

GENERAL INFORMATION

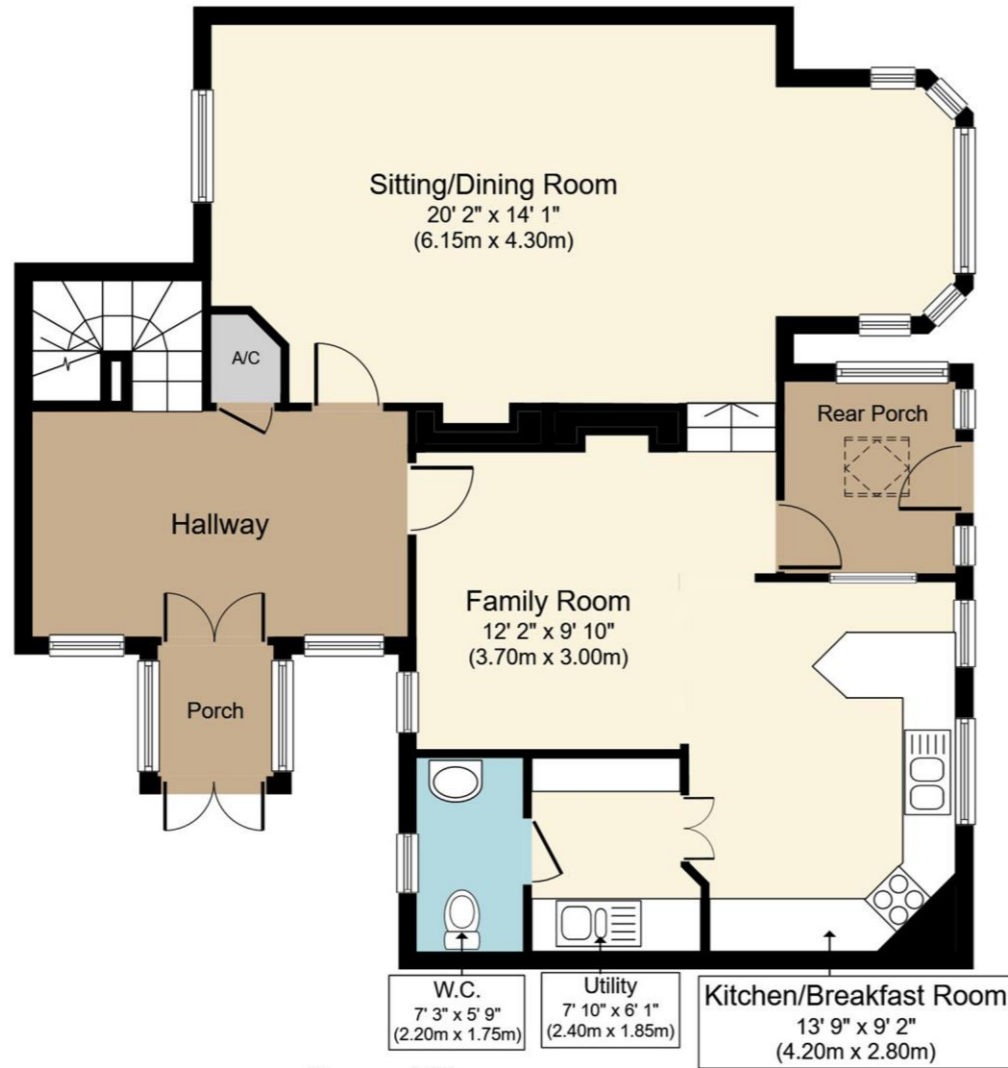
Snitterfield is fortunate to have mains gas. The hydrogen ready boiler & heating system were installed in October 2021. The double glazing was fitted August 2022. Every room has an individual thermostat & timer unit. Economy 7 night time electricity is provided which is ideal for the EV charging. There are four loft / roof void storage areas.

PERSONAL INTEREST DISCLOSURE

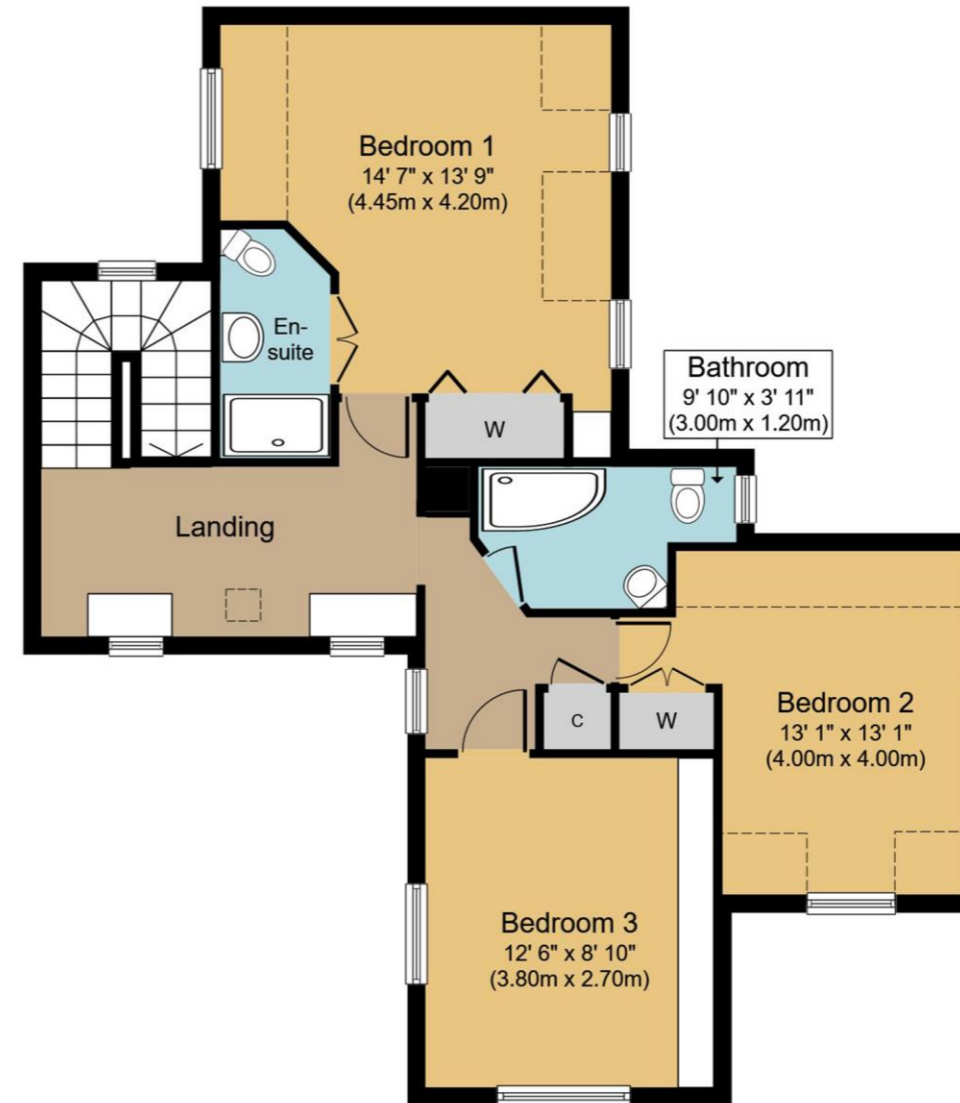
The owners of this property are related to a member of staff at Hawkins & Patterson (Arden) Ltd.

DIRECTIONS: <https://w3w.co/thread.exclusive.debating>





Ground Floor
Approximate Floor Area
949 sq. ft.
(88.2 sq. m.)



First Floor
Approximate Floor Area
750 sq. ft.
(69.7 sq. m.)

Approx. Gross Internal Floor Area 1,699 sq. ft. (157.9 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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