



Police House, Bearley Road, Snitterfield CV37 0JH

Guide Price £650,000

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Discreetly standing in the heart of the village adjoining the Primary School playing fields you will find this hidden gem of a family home that has been sympathetically extended. With three reception rooms, four bedrooms and two bathrooms. Superb Kitchen/day room. Private gardens front & rear. Solar panels with superb feed in tariff.

APPROACH

Set back discreetly from the road with a brick block driveway providing ample parking. Lawn to one side all contained within mature hedging.

HAND CRAFTED STORM CANOPY

Above Oak front door with double glazed inset opening into,

RECEPTION HALL

With wood plank effect tiled flooring which extends throughout the ground floor extension.

GUESTS WC

Dual flush WC. Wood vanity unit with freestanding wash basin with mixer tap. Towel rail & extractor.

UTILITY ROOM

With full height storage cupboards either side (one houses the combi gas boiler) Quartz worktop with recessed china sink with mixer tap. Plumbing for a washing machine.





KITCHEN/ DAY ROOM

The heart of the home. This spectacular triple aspect room is flooded with light with the addition of a large central glass ceiling lantern. As you stand at the double Belfast china sink you overlook the School playing fields. On the opposite corner is a full height, wide double glazed picture window joined on the other elevation by an equally wide double glazed patio door opening out to the garden. The room enjoys underfloor heating. An "L" shaped range of hand painted kitchen base cupboards together with glass fronted wall cupboards. Space for a Range style cooker. Integrated dishwasher. Quartz work tops. Matching central island & breakfast bar. Three full height store/pantry cupboards.

The room provides space for dining table, chairs and sofa.

SITTING ROOM (front)

Generously proportioned room with three hardwood double glazed windows. Central chimney breast featuring wood burning stove on a marble hearth. Down lights. door into,

STUDY

Hardwood double glazed rear window with fitted desk below. Oak stable door opening into the front garden.





FAMILY/ DINING ROOM

What will you use this room for?

Hardwood double glazed French doors out to the garden with matching side screens. Wooden floor. Dog leg staircase with side window.

FIRST FLOOR

PRINCIPAL BEDROOM (rear)

A lovely full vaulted room with a double glazed French door and side screens looking out over the Sedum planted flat roof to the playing fields beyond. Double wardrobe with further storage above.

EN-SUITE

Twin dormer windows and under floor heating. Large glass enclosed shower cubicle with rain head shower. Dual flush WC. Vanity unit with recessed circular bowl. Chrome heated towel rail/radiator & extractor.

BEDROOM TWO (front)

BEDROOM THREE (front)

Fitted single wardrobe.

BEDROOM FOUR (rear)

BATHROOM

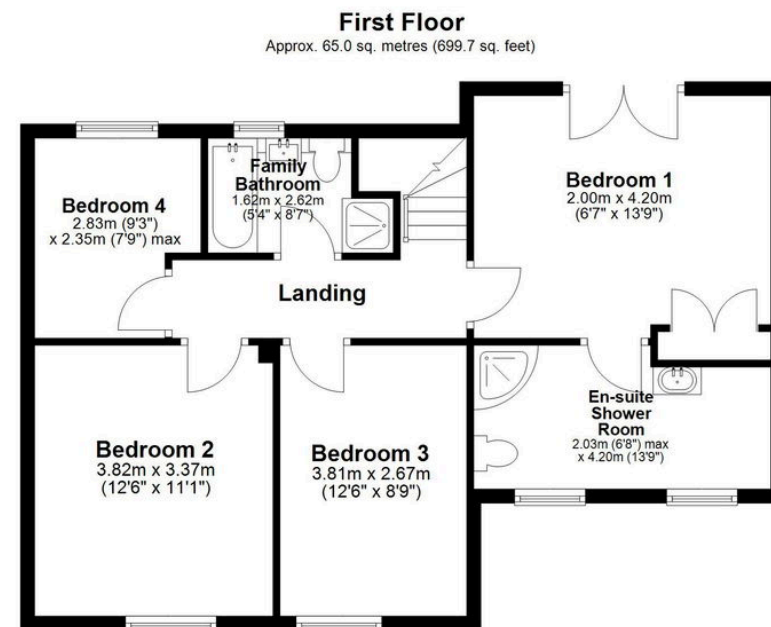
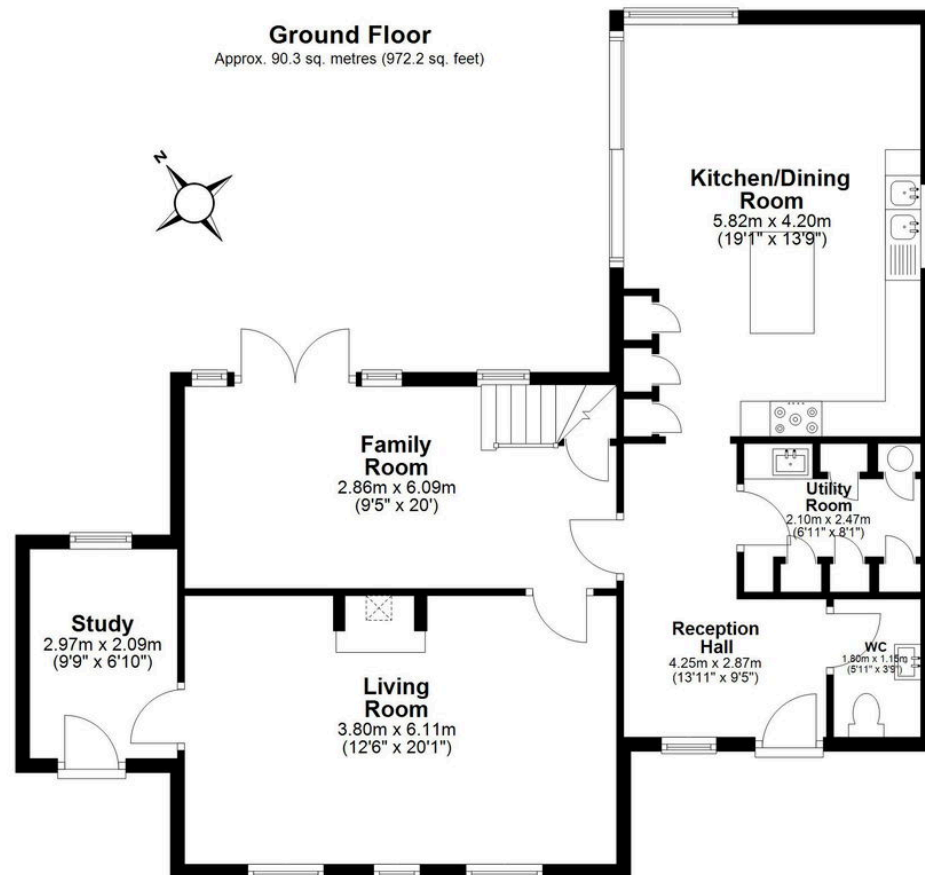
Enamel bath with mixer tap. Wall mounted wash basin and adjacent WC with concealed cistern. Recessed shower cubicle with folding entry door & rain head shower. Double door mirror fronted medicine cupboard with side lighting. Underfloor heating. Rear hardwood double glazed window. Heated towel rail/radiator & extractor.

REAR GARDEN

Paved patio surrounds the house with low brick ornamental walling. Lawn & further paved area for al fresco dining. Large double door timber shed. Side access to the front garden.







Total area: approx. 155.3 sq. metres (1672.0 sq. feet)