



NIKKI HOMES
PROPERTY CONSULTANTS

Oak Lodge, Kings Lane, Snitterfield, Stratford-upon-Avon

£650,000

5 bedroom detached house for sale | Freehold **SSTC**

- For Sale by Modern Method of Auction
- Subject to Reserve Price & Reservation Fee

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £650,000 + Reservation Fee.

PLEASE BE AWARE THE PROPERTY SITS ON THE A46 AND NOT ON KINGS LANE AS THE POSTCODE SUGGESTS.

VIEWING EVENT - TAKING PLACE 29/12/23 AT 12PM ONWARDS - CALL TO SCHEDULE YOUR APPOINTMENT - FURTHER VIEWING EVENT TAKING PLACE 06/01/23 AT 12PM ONWARDS CALL TO SCHEDULE YOUR APPOINTMENT.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT.

The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement:-

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Oak Lodge - which is thought to date from the 1850's and was formally two ground keepers' cottages for the Clopton House Estate, boasting its own crest and decorative brick and stone work, this Victorian residence has been extensively extended and completely refurbished over recent years.

This large family home boasts 2883 SQ FT of accommodation and offers further scope for extension subject to the appropriate planning permission.

Electric wooden gates to the front of the property which invite you into a large graveled driveway and a secluded plot of 1.3 acres.

This home is filled with period features throughout which include, bespoke wooden handmade doors. Working fireplaces, deep skirting boards & solid oak flooring throughout which is reclaimed from the Royal Shakespeare Company.

The Kitchen and Dining Room have been knocked into one and fitted with Bespoke wooden cabinets again made from reclaimed wood from RSC theatre in Stratford.

A bespoke handmade table complete with two benches has been fitted into the dining area.

Reclaimed Victorian wooden flooring throughout the property has been sourced from local reclamation yards. Stunning Parquet flooring throughout the hallway which is reclaimed from St Mary's Convent in Worcester.

The Utility room has been fitted with reclaimed Victorian timber.

The Master Bedroom has been made into one large Bedroom as it was previously two rooms, there is plumbing so an Ensuite could potentially be added. This rooms boasts a bespoke handmade king sized bed and a newly fitted log burner.

The garden has a new patio area in Indian Sandstone slabs. Two bespoke polished concrete tables with benches. A new pizza oven, a new outdoor covered/decked area which is perfect for outdoor entertaining. Lights/lamp posts have been added. An orchard of apple, plum and green gage trees sits within the plot.

There is a double garage which has deep foundations and could easily be converted subject to prior approval.

This home oozes character and charm and must be viewed to be appreciated.

Viewings

Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:

- 1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to re-check the measurements before committing to any expense.
- 4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers' interests to check the working condition of any appliances.
5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.
- 6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Call 07460583621/ 01789 532211 for more info or to arrange a viewing

PLEASE NOTE:

Council Tax

Local Authority: Stratford District Council 01789 267575.

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Tenure: Freehold
Parking options: Garage
Garden details: Private Garden



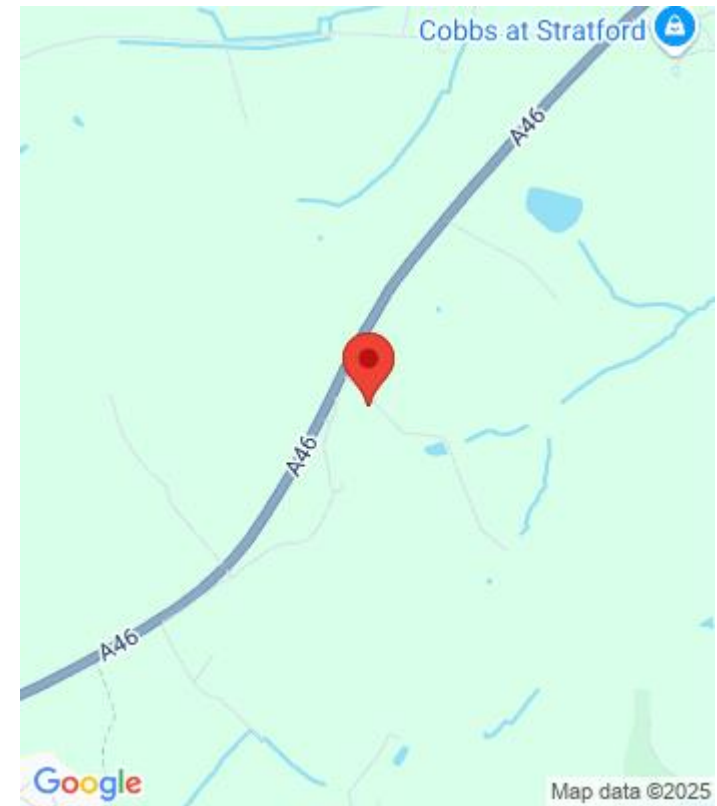
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

NOT TO SCALE

Approximate total floor area
267.8 Sq m - 2883 Sq ft



This plan is for illustration purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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