NIKKI HOMES
PROPERTY CONSULTANTS

STUNNING Home With FIELD VIEWS Church Road, Snitterfield, Stratford-upon-Avon

Offers Over £1,700,000

4 bedroom detached house for sale | Freehold **SOLD**

This superb property with stunning grounds is the house of dreams… might it be yours?

The Old Coach House nestles in just under 1.5 acres with stunning views of its beautiful gardens and nearby scenic countryside; truly a delight to enjoy at all times of the year. This one-off three-reception-roomed architect-designed property has been sensitively planned to complement the area.

The Old Coach House is a spacious, inviting, modern detached home which has benefited from extensive remodelling and updating over recent years; these changes have not only transformed the visual appeal but added to the sheer comfort of this amazingly luxurious home. It is clear that considerable thought and energy has been spent on the finishing touches which have made it a striking yet warm and inviting space. This exemplary home in a much sought-after village, less than five miles away from world-renowned Stratford upon Avon with its shops, bars, and restaurants not to mention the world-famous Royal Shakespeare Theatre with its wonderful Rooftop Restaurant and Tower, both boasting superb views over the town and surrounding countryside is absolutely a property not to be missed.

This imposing house, comprising some 2,890 square feet, is approached by a wide gravelled drive with plentiful parking space for over 5 cars. At the side of the property is a detached, timber framed storage facility which has been boarded to create a loft space with access to the log store and gardens.This could be converted back to a garage with the removal of the existing shelving units.
Walking through the front door, the oak-framed porch leads into a spacious tiled hallway with under floor heating flowing through into the stunning open plan kitchen/breakfast room with Thomas & Thomas designer kitchen with granite worktops and a centre island. There are many feature appliances including a Perrin and Rowe hot water tap, a Rangemaster range cooker, Fisher Paykal American fridge/freezer along with an integrated wine cooler and dishwasher. The centre island leads through to the sunroom area. This space would easily accommodate a table and chairs or sofas and

naturally leads through Oak French doors onto the garden terrace.

From the sunroom there is access to a fully-fitted boot room, a shower room and a utility room with space for a washing machine and tumble dryer which are not included in the sale.

Leading on from the other side of the kitchen is the dining room space with bi fold doors onto the rear garden and double doors into the appealing lounge with a log and coal burning stove and double oak bi fold doors onto the immaculate terrace.

Facing towards the front of the property is a large second living room/drawing room boasting a range of handmade American oak storage and shelving units, a gas wood effect burner and superb views over the front gardens.

Beyond these is a further reception room/bedroom which is currently used as a gym, but could easily be converted into a home office, hobbies room, or potential annexe space for guests or a dependant relative. This features a separate door with easy access to the front of the property.

We should add that a Sonos sound system has been installed throughout the ground floor including the gym as well as impeccable oak flooring. Water underfloor heating has been installed in the kitchen, sunroom, dining room, utility and boot room. A water softener has been installed and there is also Lutron lighting in both reception rooms, the dining room and the kitchen/breakfast room.

Upstairs are four double bedrooms, three with Ensuites which makes it ideal for the larger family and/or guests staying. The master bedroom also enjoys an ensuite with under floor heating, dressing room, Sonos sound system & Lutron lighting. The family bathroom is well fitted with a modern Villeroy & Boch suite along with complementary tiling and heated towel rail.

We must mention the gardens again – the formal gardens, close to the house, have been

professionally landscaped making relaxing and entertaining outside a joy. Take a moment to stroll along the raised terracing and admire the mature planted borders, interspersed feature lighting, a Hunter irrigation system; there's even a hot and cold running tap just in case there's a dog with muddy paws! These are located by the hot tub and one to the front of the property. The lower lawn abuts the boundary and the opening to the paddock and orchard area, all bordered with an expertly built dog-proof fence. There is also feature mood lighting throughout formal garden to the rear of the property.

Both inside and outside, this house ticks so many boxes,
please don't put off booking a viewing…

As Snitterfield is so close to Stratford upon Avon, there are few opportunities to join this thriving community. For a village, it boasts more than its fair share of services: a well-stocked village shop and social and recreational amenities including a riding school and sports club as well as cafés and of course the usual village pub – in fact, The Snitterfield Arms was voted England's best recently. The village church of St James dates back to the 13th century, a testimony to the area's medieval beginnings. Close at hand there is also a renowned farm shop, and popular golf course. There is an excellent primary school, as well as an outstanding dental practice in the village. Not only all of this, Snitterfield has its very own vineyard.

Snitterfield is not only within easy reach of Stratford upon Avon – places such as Warwick, Leamington Spa, Coventry, Solihull, and Alcester are well within striking distance along with many lovely villages in the iconic north Cotswolds. In minutes you will be at J15 of the M40 so making Oxford and Birmingham less than an hour away. Warwick Parkway rail station, with its plentiful parking, is just 10 minutes away making the journey to London a matter of only an hour or so.

Let us remind you that Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre and so attracts almost

four million visitors a year who come to see its many historic buildings. Stratford is a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants and wine bars, a good choice of public and private schools and excellent sporting and recreational amenities which include golf courses, swimming pool and leisure centre, racecourse, and of course the river itself for fishermen and boating enthusiasts – in fact a new 250-boat marina is due to be opened towards the end of the year.

And did you know that Richard Shakespeare, William Shakespeare's grandfather, lived in Snitterfield? And that John Shakespeare, William's father was born in the village? And that John Grant who was recruited into the infamous Gunpowder Plot (1605) also came from this village? Other famous people include Richard Jago, the poet, who was rector from 1754-1781 and John Wootton, a famous painter and illustrator of sporting scenes came from here. Why not join these illustrious people and make this appealing village your new home?

All items of fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

How to get there…

From Stratford-upon-Avon town centre head eastwards along the Warwick Road (A439 and signposted Warwick/M40) for some 1.5 miles before turning left onto Ingon Lane. Continue for 1.7 miles before turning left to Snitterfield (clearly signposted) and onto White Horse Hill which turns into Smiths Lane. Just beyond the village shop to your left, turn right into Church Road. Church Lane is the second to your left, opposite St James' church; The Old Coach House is on your left.

General Information

TENURE
We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from

their legal advisers.

COUNCIL TAX
We understand the property to be Council Tax Band “G”

SERVICES
We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. These details should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY
The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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:

These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
The measurements indicated are supplied for guidance only and as such must be considered incorrect.
Potential buyers are advised to re-check the measurements before committing to any expense.
Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer’s interests to check the working condition of any appliances.
No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.

Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Call 01789 532211 for more information and to arrange a viewing

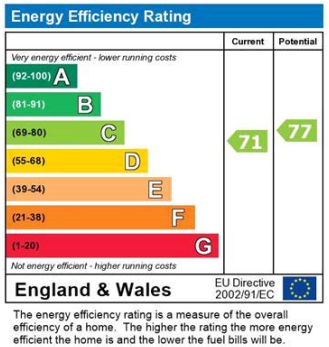
Tenure: Freehold
Parking options: Garage
Garden details: Private Garden

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
267.13 Sq m - 2875 Sq ft

This plan is for illustration purposes only



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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Viewing by appointment only
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