



Elmdon House, Church Road, Snitterfield, Stratford-upon-Avon
Offers Over £1,700,000

This house is truly one of a kind – extremely spacious (over 5,000 square feet), immaculately presented, a self-contained annexe ideal for visitors or for use as a granny-home, sitting in over 3/4 (approx) acre of land – all this and a hot tub where you can relax and enjoy the beautifully tended gardens.

This really is a family home to dream of in a much sought-after village, under five miles away from 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. This is a property not to be missed.

You swing into the 4-5 car drive towards the remote-control up and over doored double garage which, incidentally, is fitted with a range of units. The impressive wood-block floor entrance hall sets the scene for the rest of the house. The three reception rooms are currently used as a lounge, snug, and study but of course you may decide to utilise them differently.

The superbly fitted kitchen with a central island (over eight metres square) can easily be used as a dining room but that may not be your preference. The airy conservatory is accessed from the kitchen which looks out over the rear garden – a perfect place to enjoy a drink with friends. On the other side of the garage is the ground floor of the annexe which houses a splendid kitchen/dining room.

The first floor is equally striking in that the landing is almost as large as the entrance hall, giving a wonderful sense of space. There four double bedrooms, the larger two having fitted wardrobes as well as their own ensuites. The other two bedrooms share an airy bathroom.

Let's return to the annexe. A staircase from the kitchen leads directly into a large lounge which enjoys views of the garden. From there is a generous double bedroom with several built-in cupboards and its own bathroom – perhaps ideal for the returning grown-up child?

We must mention the gardens again – the front garden is tastefully laid out with a large paved area, a useful log store is situated adjacent to the front door, and there are shrubs and flowers aplenty. To the back of the property is a substantial terrace beyond which lies a huge lawn surrounded by well-established trees and shrubs along with a variety of other plants. Outside the raised timber summer house is an open verandah on which a large hot tub has been installed with ample room for a table and chairs should you so wish.

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

As Snitterfield is so close to Stratford upon Avon, it is a much sought-after location. For a village, it boasts many amenities: 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.

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?

How to get here...

From Stratford-upon-Avon town centre head eastwards along the Warwick Road (A439) 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 left into Church Road. Church Lane is the second to your left, opposite St James' church

Other information...

Council Tax Band D

Mains water, electricity, drainage, gas central heating

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

Accompanied viewing by appointment only

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.

General Information .

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 whatever 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 01789 532211 for more info or to arrange a viewing

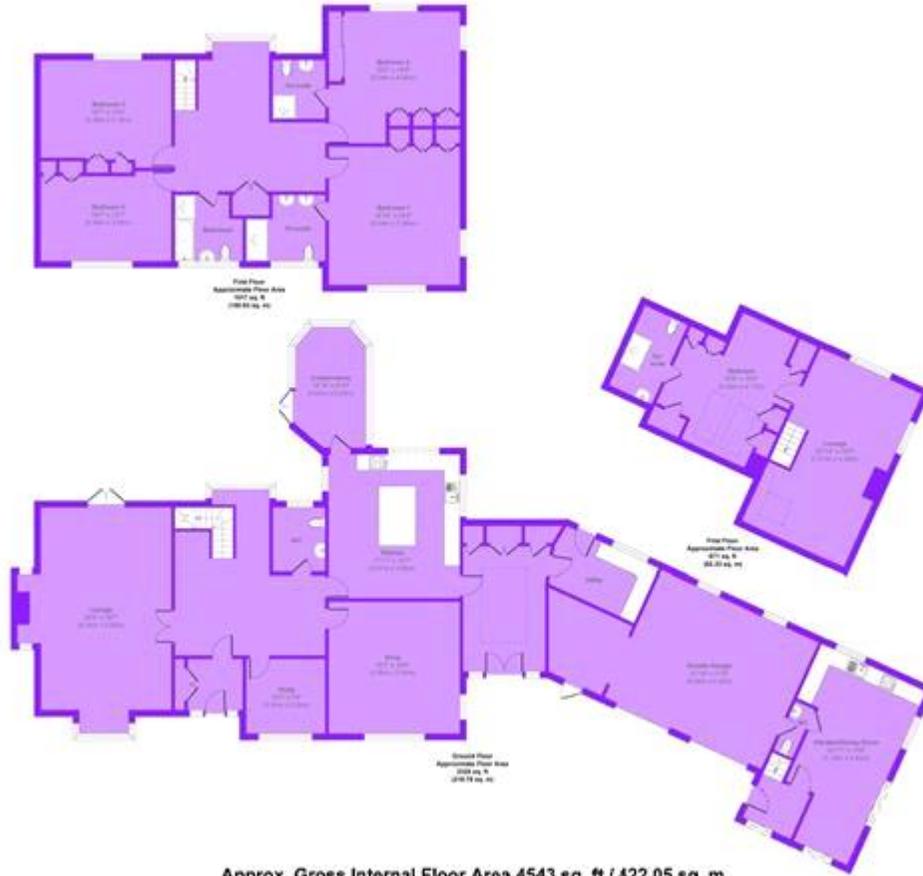
Tenure: Freehold



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.



Elmdon House, Snitterfield



Approx. Gross Internal Floor Area 4543 sq. ft / 422.05 sq. m
 Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	78
(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.

