

4 Frogmore Road, Snitterfield, Stratford-upon-Avon





An exciting opportunity to acquire a detached three bedroom bungalow in the heart of Snitterfield.


M40 (J15) 4 miles, Stratford-upon-Avon 4 miles, Warwick and Warwick Parkway station 6 miles, Leamington Spa 8 miles, Birmingham 27 miles
(All distances are approximate)


Situation


Frogmore Road is a quiet cul-de-sac in the heart of Snitterfield, a charming village situated approximately 4 miles north of Stratford-upon-Avon surrounded by attractive Warwickshire countryside. Snitterfield is a highly regarded village with a thriving community which still retains local facilities. These include a primary school, public house, general stores, parish church, village hall, social and tennis club and a recently opened and highly regarded farm shop and café.


3


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2




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EPC
D

Guide Price
£695,000

Tenure
Freehold

Local Authority
Stratford on Avon District Council

Council Tax
Band D





More extensive shopping and leisure facilities are to be found in Stratford-upon-Avon, Warwick and Leamington Spa. The area enjoys an enviable reputation for education with excellent state, private and grammar schools to suit most requirements. For the commuter, there is good access to the M40 (J15) and the national motorway network.

The property

4 Frogmore Road is a spacious and detached three bedroom bungalow located in the heart of Snitterfield. Built in 1965, the property has well-appointed and flexible accommodation throughout and is now in need of modernisation.

The property is entered via a porch and the front door opens into a generous entrance hallway which has a useful storage cupboard. The 28 ft drawing/dining room has a fireplace with French doors which open to the garden room at the rear. The kitchen sits in the heart of the house and can be accessed from the hallway and the garden room. There is a large garden room located at the rear of the house which has French doors opening onto a rear terrace.



The bedroom accommodation sits on the left-hand wing of the property and includes three double bedrooms and a family bedroom. The garage has been converted into a hobby room but could be converted back into an integral garage. Beyond this is a boot room, utility and shower room, which are accessed from the garden room. There is a large loft room which has scope to be converted, subject to the necessary consents.





Outside, the rear west-facing garden is hard landscaped and a covered area accessed from the garden room which is ideal for al fresco dining. There is a summer house and a separate small studio which with some updating, would be a great home office. At the front of the property the driveway provides ample parking for several cars and access to the garage.

Services

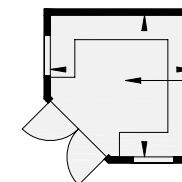
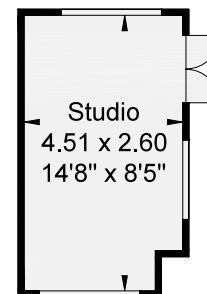
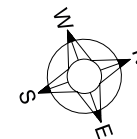
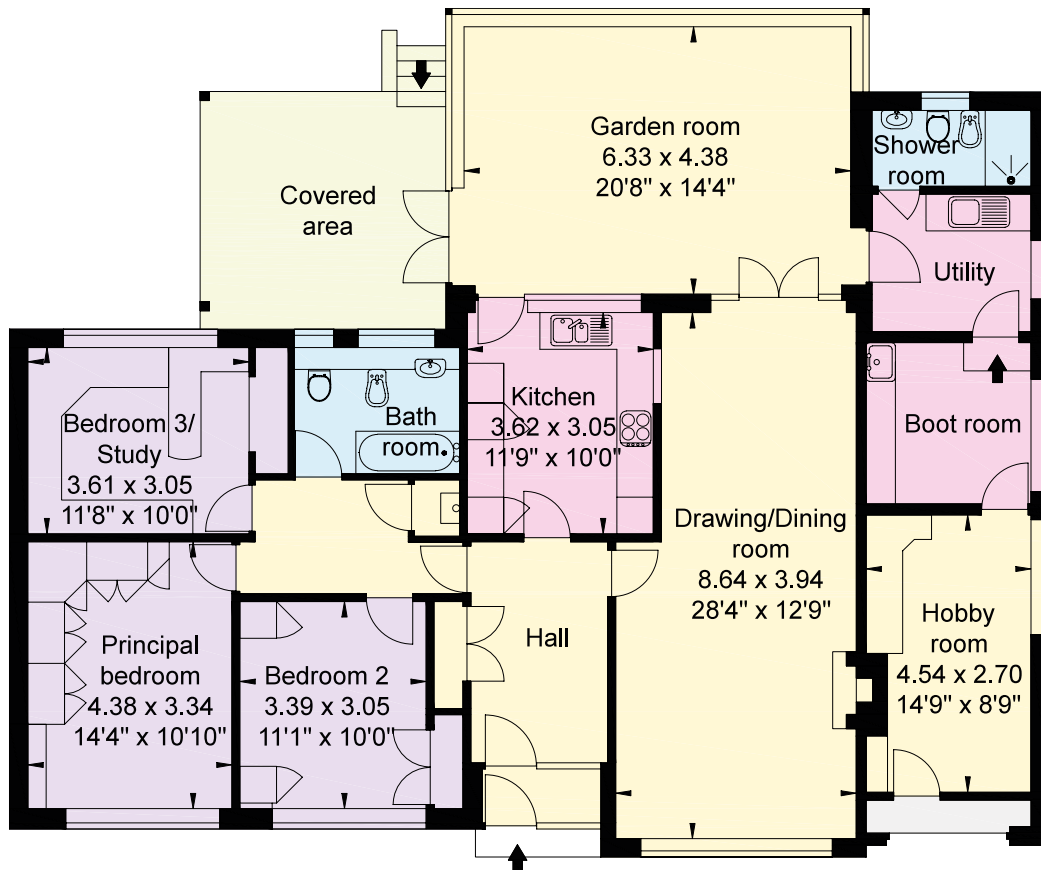
All mains services are connected to the property. Gas fired central heating.

Directions (CV37 0LA)

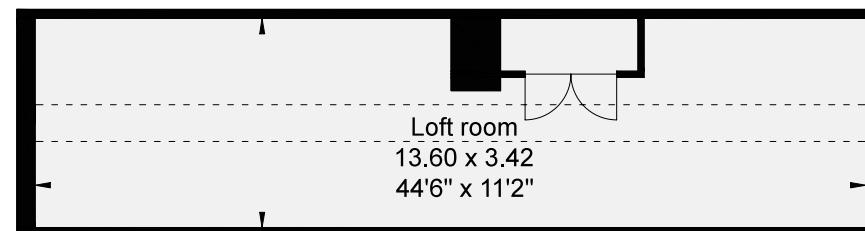
From Stratford-upon-Avon proceed out along the Warwick Road (A439). Take the left hand turn signposted Snitterfield (Ingon Lane) just after the Welcombe Hotel. Continue along this road crossing over the A46 and turn left at the war memorial into Snitterfield village. After passing the general stores on the left-hand side, continue over the speed bumps and turn left into Frogmore Road. Number four can be found on the right-hand side identified by a Knight Frank for sale board.

Viewing

By prior appointment only with the agents.



Not shown in
actual location /
orientation



Approximate Gross Internal Floor Area

House: 172 sq m (1,852 sq ft)

Loft room: 46.5 sq m (501 sq ft) inc restricted

head height Studio/Summer house:

16.5 sq m (178 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Knight Frank Stratford-upon-Avon

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2022. Photographs dated August 2022.

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