



Saddlers Orchard, Snitterfield, Warwickshire



A beautiful family home in this sought-after village close to Stratford-upon-Avon.

Distances

M40 (J15) 4 miles, Stratford-upon-Avon 4 miles, Warwick 6 miles, Warwick Parkway Station (trains to Birmingham from 26 minutes and London Marylebone from 76 minutes), Leamington Spa 8 miles, Birmingham 27 miles (all distances and time are approximate).

Situation

Saddlers Orchard is situated within the popular village of Snitterfield, a charming Warwickshire village community approximately four miles north of Stratford-upon-Avon and surrounded by attractive Warwickshire countryside. Snitterfield is a highly regarded village and a sought-after location with local facilities, including a primary school, public house, general stores, parish church, tennis club and a hall, with a farm shop, and golf courses nearby. More extensive shopping and leisure facilities are found in Stratford-upon-Avon, the area's cultural centre and home of The Royal Shakespeare Company, and in Warwick and Leamington Spa.



EPC
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Tenure
Freehold

Local Authority
Stratford on Avon Council
01789 267575

Council Tax
Band G



The area has an enviable reputation for education with excellent state, private and grammar schools to suit most requirements in Stratford-upon-Avon, Warwick and Leamington Spa.

Racing is at Stratford-upon-Avon, Warwick and Cheltenham, and several golf courses are nearby.

There is good access to the M40 (J15) and the national motorway network, with a regular train service to Birmingham and London from Warwick Parkway.

The property

Saddlers Orchard was built in 1969 and has been extensively refurbished and updated to provide contemporary accommodation ideal for modern family living.

One enters the property via a bright, spacious entrance hall with stairs rising to the first floor and doors to the principal reception rooms. These include a sizeable drawing room with double doors opening to the rear and a large bay window allowing one to enjoy the views over the rear garden, and a separate sitting room with a large window overlooking the fore garden.





A log burner divides the two rooms, allowing for both to benefit. The contemporary style kitchen/dining room has a range of wall and base units with integrated appliances including a Rangemaster double oven with gas hob, dishwasher, microwave and fridge. There is ample space for a dining table and double doors to the rear gardens, ensuring this space works well for a family. The ground floor also has a good-sized dining room (used by the current vendors as a home office), a utility and a cloakroom.

The first floor has a principal bedroom suite with fitted wardrobes and an en suite bathroom. There are three further double bedrooms, all with en suite bath or shower rooms and a fifth bedroom/study or home office.



Gardens and grounds

To the front of the property is a large driveway providing parking for several cars and giving access to two garages. Adjacent to the driveway is a delightful fore-garden, mainly laid to lawn and surrounded by mature hedging.

To the front of the property is a large block-paved driveway providing parking for several cars and giving access to the two garages. Adjacent to the driveway is a delightful fore-garden, mainly laid to lawn and surrounded by mature hedging.

To the rear is a substantial garden with an attractive patio area perfect for outdoor entertaining and an extensive lawn area. Steps lead down to a lower lawned area with established fruit trees and a greenhouse. The gardens are surrounded on all sides by fencing or mature hedging.

Services

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





Directions (CV37 0LS)

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 pass the war memorial on your right. As the road bends take the left-hand turn onto Park Lane, as one continues down Park Lane the property will be located on the right-hand side.

Viewing

By prior appointment only with the agents.

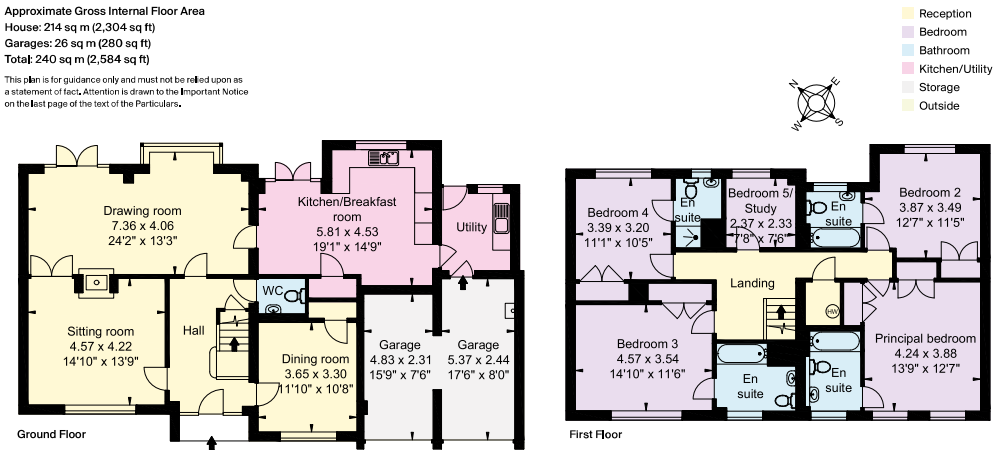
Approximate Gross Internal Floor Area

House: 214 sq m (2,304 sq ft)

Garages: 26 sq m (280 sq ft)

Total: 240 sq m (2,584 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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Figures 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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Date: 24 April 2024
Our reference: STR012364054

Saddlers Orchard, Park Lane, Snitterfield, Stratford-upon-Avon, CV37 0LS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £995,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully

A handwritten signature in black ink that reads "Knight Frank" in a cursive, flowing script.

KNIGHT FRANK LLP

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