



Fern Cottage, Smiths Lane, Snitterfield, Stratford-upon-Avon
£375,000

2 bedroom cottage for sale | Freehold

Look no further – you've just found this this charming 400-year-old thatched cottage that oozes charismatic history.

A pretty garden backing onto fields gives you all the privacy anyone would want, just imagine the parties and barbeques you'll enjoy. With two big bedrooms, two lovely reception rooms, and a good size kitchen, although with all modern facilities, are crammed with signs of the past. The village boasts plenty of amenities, you'll only be three miles from Stratford upon Avon with its great selection of shops, bars and restaurants to browse around. This property really is worth seeing.

You walk through the front garden, up some steps and come through the front door which is sheltered by a porch, ideal for those muddy wellingtons after a country walk. The dining hall is beautifully proportioned with plenty of room for entertaining, and the aged flagstone floor takes you to French doors opening to an arbour and into the lovely mature garden.

There is a second inviting reception room which, of course, could be used as a dining room if you prefer.

The kitchen is superbly fitted with all the necessary white goods, a window over the rear garden and has direct access into the garden from the back porch.

Both bedrooms are large with built-in wardrobes.

The newly fitted shower room has a large walk in shower, sink and wc.

We must mention the garden again – not only is it completely private, it has been carefully planned with mature trees, shrubs and pretty flowers. One of the main features is the arbour, a delightful shady spot, ideal for a quiet read with a cuppa, dining or outdoor entertaining on one of those warm, balmy summer evenings.

Sitterfield itself is a mere 3 miles from Stratford upon Avon and much sought-after. It boasts shopping, 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. 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 Oxford and Birmingham are less than an hour away. Warwick Parkway rail station, with its plentiful parking, is just 10 minutes away.

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, was rector from 1754-1781 and John Wootton who was 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. Pass the village shop to your left when you will find Fern Cottage is just little further on the left.

There is a right of way across your neighbour's rear garden
GRADE II listed

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 D

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.

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

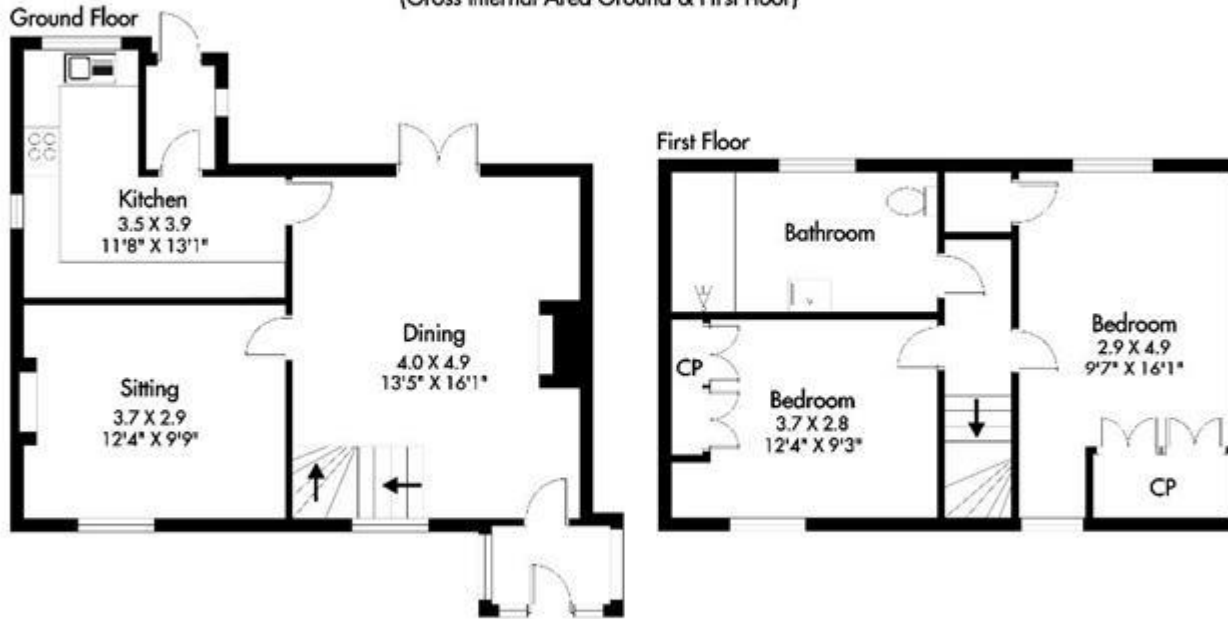


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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

Fern Cottage

Approximate Floor Area
House 85.6 Sq m - 921.0 Sq Ft.
(Gross Internal Area Ground & First Floor)



This plan is for illustration purposes only

