



Kennedys



3 Bed Detached | Snitterfield Road, Bearley, Stratford upon Avon | £550,000

## Description

Nestled in the heart of Bearley, Warwickshire, this enchanting mid-1500s Grade II listed cottage offers a rare opportunity to own a piece of English history with no onward chain. With its distinctive black timber framing and rich historical character, this charming residence seamlessly blends timeless appeal with modern comfort.

Step inside to a welcoming hallway that sets the stage for the home's appeal. To the right, the dining room awaits, perfect for hosting intimate dinners, while to the left, the lounge beckons with its inviting atmosphere. The centrepiece of this room is the stunning inglenook fireplace, which infuses the space with warmth and a touch of historical grandeur. A discreet door in the lounge conceals the staircase leading to the first floor, while the study, accessible from the lounge, provides a serene spot for work or reflection and connects to a convenient utility area.

Directly ahead from the hallway, the kitchen is well equipped with plentiful storage and worktop space, with direct access to the rear garden.

The first floor features three well-appointed bedrooms. Bedroom 1 is a double room with ample wardrobe space, offering a comfortable and practical retreat. Bedroom 2 is also a double, providing generous space for relaxation. Bedroom 3 is a single room, perfect for use as a cosy guest room or study.

The family bathroom is thoughtfully designed with both a walk-in shower and a charming small roll-top bath, catering to a variety of preferences for bathing and relaxation.



- Charming Period Property
- Grade II Listed
- NO ONWARD CHAIN
- Inglenook Fireplace
- Attractive Gardens
- 3 Bedrooms
- Downstairs Cloakroom
- Study
- EV Charging Point

# Key Kennedys

The rear garden is a standout feature, boasting a variety of sunny seating areas ideal for relaxation or entertaining. Mature planting, including vibrant flowers and trees, creates a serene and private haven. The addition of a hot tub enhances this outdoor space, offering a luxurious escape after a busy day.

Set in the picturesque village of Bearley, the cottage enjoys a pleasant outlook and is conveniently close to the cultural and historical treasures of Stratford-upon-Avon. With Bearley's train station offering direct links to Birmingham and London, the property combines tranquillity with excellent connectivity.

This is a unique chance to acquire a beautifully preserved historical home, where period charm meets modern convenience, all within a serene and accessible village setting, and with no onward chain.

## Additional Information

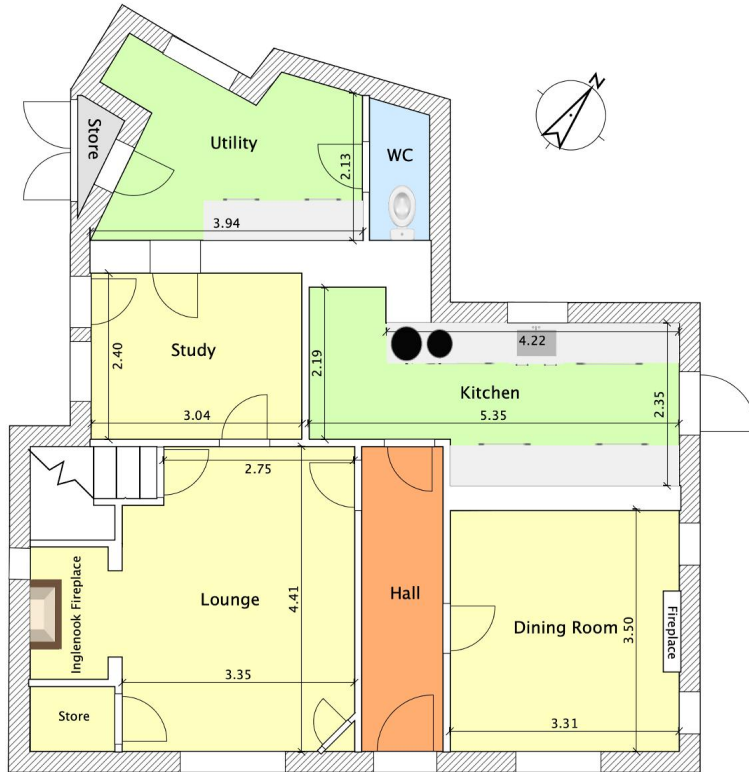
We are informed by the vendor that the property has Grade II Listed status, is freehold and benefits from all mains services. Council Tax Band E with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.











Indicative floor plans for illustration purposes only  
Approximate Gross Internal Floor Area 1,284 ft<sup>2</sup>

**GROUND FLOOR**

**CONTACT US**

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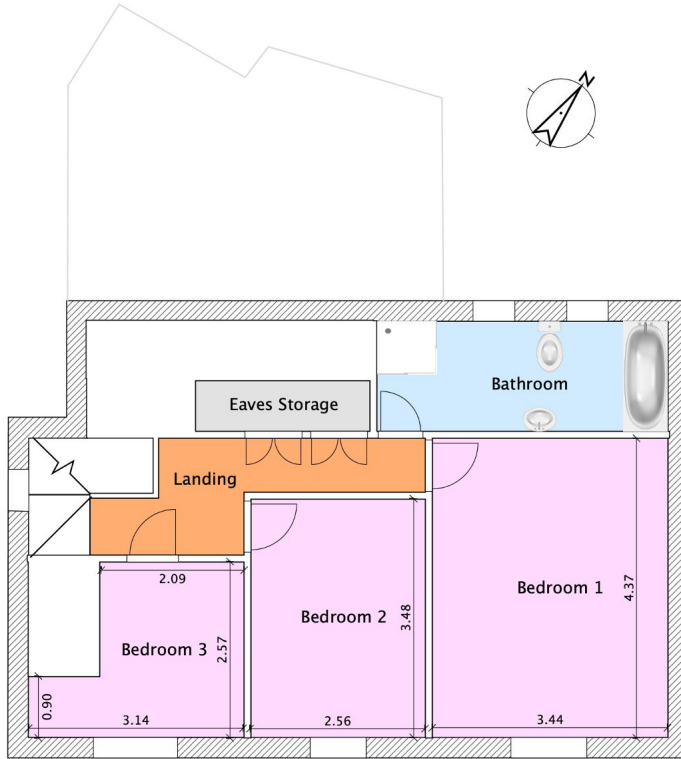
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FIRST FLOOR