



  
**EDWARDS**  
ESTABLISHED 2007

**THE GREEN  
SNITTERFIELD CV37 0JE**

# FOR STARTERS



OFFERS OVER  
£525,000

## MAIN COURSE

A stunning Grade II listed barn conversion, beautifully positioned in the highly desirable village of Snitterfield, enjoying uninterrupted countryside views while remaining within walking distance of local amenities. Bursting with charm and character throughout, this exceptional home blends historic features with generous, versatile living space.

Upon entering the property, you are immediately welcomed by a striking entrance hallway with impressive high ceilings, creating a wonderful sense of space and light. A staircase rises to the first floor, with all principal rooms leading off the hallway, making the layout both practical and inviting.

To the far right lies the impressive dual-aspect living room, a truly superb entertaining space. Large windows flood the room with natural light, while exposed beams add warmth and character. The stunning inglenook fireplace provides the perfect opportunity for a log burner to be installed, creating a cosy focal point. This room also enjoys beautiful open countryside views to the front, making it a standout feature of the home.

The kitchen is a generous size, offering ample cupboard and worktop space and retaining plenty of character. Three picture windows overlook the rear garden, bringing in natural light and offering a pleasant outlook.

Complementing the kitchen is a separate formal dining room, again rich in character with exposed beams and enjoying those same wonderful countryside views to the front – ideal for family meals or entertaining guests.

Further to the ground floor is a downstairs WC and a useful boot room, which provides direct access to the rear garden – perfect for country living.

Upstairs, the property continues to impress. The principal bedroom suite is located at the end of the house and is a lovely size, featuring extensive



fitted wardrobes and storage along with a modern en-suite shower room. Bedrooms two and three are both generous double rooms, similar in size and full of charm and character. The fourth bedroom is still a good-sized room, enjoying stunning views and offering flexibility as a home office, nursery, or child's bedroom. A well-appointed family shower room services these bedrooms.

Externally, the rear garden is currently open but could easily be fenced to create additional privacy. It features a patio area ideal for outdoor dining, along with a lawned garden. To the rear, there is access to your parking area and a fantastic oversized garage, offering space for a car and additional storage. The garage could also be used as a workshop or hobby space, making it incredibly versatile.

This is a truly fantastic home that must be viewed to be fully appreciated – offering character, space, views, and village convenience in equal measure.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - G



EPC  
Band -



North East Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage

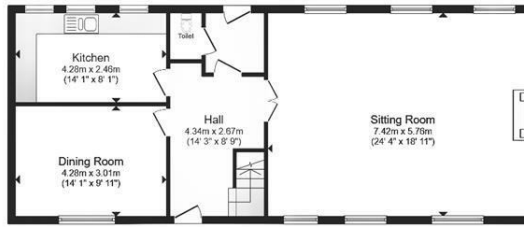


Heating System  
Gas



Snitterfield Primary

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A LOOK INSIDE?  
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**Ground Floor**



**First Floor**



**Garage**

Total floor area 197.7 m<sup>2</sup> (2,128 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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