

MODERN ELEGANCE  
MEETS  
VILLAGE CHARM

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EDWARDS  
EXCLUSIVE



## FROGMORE ROAD, SNITTERFIELD WARWICKSHIRE | CV37 0LA

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*Discover a stunning transformation of a 60s-era home into a modern architectural masterpiece, spanning nearly 3,000 square feet on a plot size approaching a quarter of an acre. This turn-key property features panoramic views, an expansive south-west facing garden, and a SONOS sound system throughout. Inside, you'll find an impressive entrance hall, an open-plan kitchen perfect for entertaining, a bright sitting room with a contemporary fireplace, and a dedicated cinema room. With five spacious bedrooms, including a luxurious master suite, and one currently used as a dressing room that can easily be adapted back into a bedroom, this home caters to a range of lifestyles. Enjoy the beautifully landscaped garden, outdoor kitchen, and a children's play area, all set within a village location with excellent local amenities. Don't miss this exceptional opportunity, offered for sale with no upward chain!*

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Communications are excellent with Warwick Parkway railway station located approximately 15 km (9.3 miles) away, accessible in about 16 minutes by car. The train service from Warwick Parkway to Birmingham, while the journey to London Marylebone is approximately 1 hour and 36 minutes. Access to the motorway network is convenient via the M40 at Junction 15, situated about 7 miles from the location. Additionally, local amenities include golf at The Stratford Park Golf Club and Stratford Oaks Golf Club, as well as racing events at Stratford upon Avon (3 miles). The area also boasts many footpaths and local walks, allowing for exploration of the beautiful South Warwickshire countryside

Distances and times approximate.



## In finer detail

Ready to start ticking boxes? Village location - tick. Not near a main road - tick. Panoramic views - tick. Turn-key contemporary home - tick. Expansive, south-west facing garden with a dedicated play area - tick. Wired for a SONOS sound system throughout - tick. Easy access to the M40 and top schools in Warwick and Leamington - tick. This property, situated on a plot approaching a quarter of an acre, has so many highlights that you're likely to run out of space on your checklist! For local amenities in the village, there is an 'outstanding' village nursery and a 'good' village school, with the Reception provision just rated as 'outstanding.' In addition, there are brand new sports club facilities about to open.

Welcome to a home where a 60s-era build has been re-imagined into a modern architectural masterpiece. Spanning nearly 3,000 square feet, this spectacular transformation showcases what happens when vision and potential meet. Whether you're looking for a spacious family retreat or wanting to downsize without sacrificing space and style, this property is perfectly suited to a broad range of lifestyles.

Step inside, and you're greeted by an impressive entrance hall featuring a stunning galleried landing and bespoke staircase. The space is awash with natural light, thanks to walls of glass and expansive bi-fold doors. As you explore the open-plan layout, your eyes will be drawn to the seamless flow from the dining hall into what is arguably the heart of the home - the kitchen. Finished with sleek, contemporary lines and high-end appliances, this kitchen is a delight for both everyday family meals and entertaining guests. The unique angled ceiling adds a touch of architectural flair, while another set of bi-fold doors seamlessly connects indoor and outdoor living.

The sitting room, with its windows on three sides, enhances the natural light and offers a perfect setting for relaxation. The contemporary glass-fronted floating fireplace serves as a stylish focal point, ideal for cozy evenings in. And for those who love music, the entire home has been wired for a SONOS sound system, allowing you to enjoy your favourite tunes in every room and even out into the garden.

For entertainment enthusiasts, the cinema room offers an immersive experience with its recessed ceiling designed for optimal acoustics and a large picture window that ensures the space remains bright and inviting. The essential utility/boot room keeps the laundry and noisy appliances out of sight while offering plenty of storage with two large cupboards. There's also a downstairs cloakroom fitted with elegant Duravit sanitary ware.





Upstairs, you'll find five generous double bedrooms, each thoughtfully designed to maximise comfort and style. The master suite is a true sanctuary, offering breathtaking views over the fields beyond. French doors and a large picture window flood the room with natural light, while the luxurious en-suite features a spacious walk-in double shower. The fifth bedroom, currently used as a dressing room, could easily be converted back into an additional bedroom if needed. Bedrooms two and three share a stylish en-suite bathroom, with the second bedroom boasting a vaulted ceiling and French doors leading to a private balcony. The family bathroom, triangular in shape, cleverly combines functionality and design, featuring a freestanding bath and a large walk-in shower.

The attention to detail continues outside. The resin-topped driveway and cleverly positioned lighting set the tone as you approach. The beautifully landscaped, south-west facing garden is a haven for relaxation and entertainment. The extensive sun terrace, protected by stylish shade sails, is perfect for al fresco dining, while the outdoor kitchen and raised area, featuring a traditionally wooden hot tub that is electrically heated for ease, elevate the outdoor living experience. A dedicated children's play area, discreetly positioned to keep the adult garden undisturbed, makes this space both functional and family-friendly.

Worried about the possibility of future developments ruining your view? Fear not. The property's boundary is the perimeter of the village's built-up area, and the land behind is protected as a cherished view in the Snitterfield Neighbourhood Plan, ensuring your idyllic outlook remains unchanged.

This is a rare opportunity to own a truly exceptional home, offered for sale with no upward chain. Don't miss your chance to experience this unique property for yourself.





- Post Code - CV37 OLA
- Tenure - Freehold
- Viewing - Strictly by appointment only with the agents.
- Fixtures & fittings  
All those items regarded as tenant's fixtures and fittings, with the exception of the fitted carpets, specified curtains, and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.
- Local Authority  
Stratford upon Avon District Council - 01789 267575

#### Situation

- Education: Snitterfield Primary School provides quality education for children aged 4 to 11, complemented by nurseries such as Snitterfield Nursery and Little Dragon's Day Nursery for younger children. Additionally, most private schools in the area offer transport to and from the village for school children, making commuting convenient for families.
- Sports and Recreation: The village features a sports club with facilities for tennis, bowls, cricket, and football.
- Local Amenities: Residents enjoy access to a village shop and the Snitterfield Arms pub, which serves as a social hub for the community.
- Outdoor Activities: Surrounded by beautiful South Warwickshire countryside, Snitterfield offers numerous walking paths and recreational opportunities, making it an ideal location for families and outdoor enthusiasts.

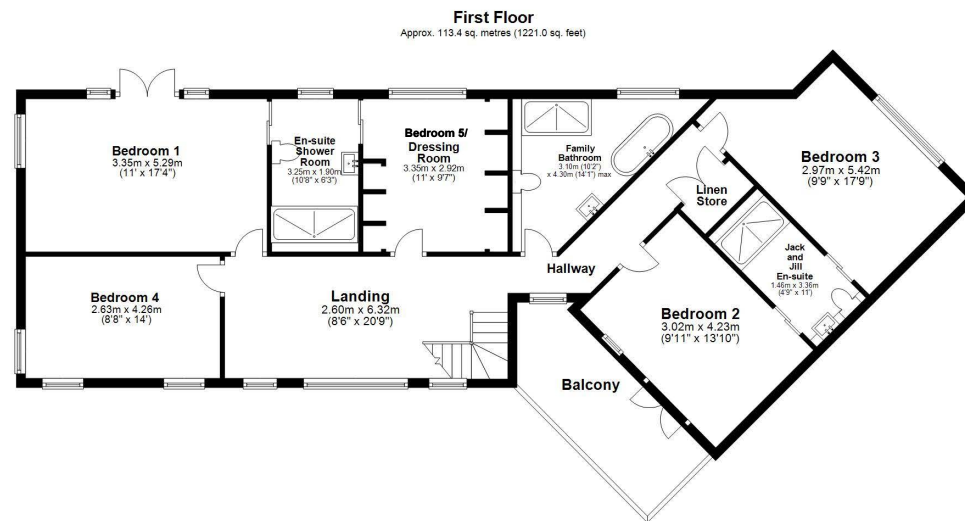
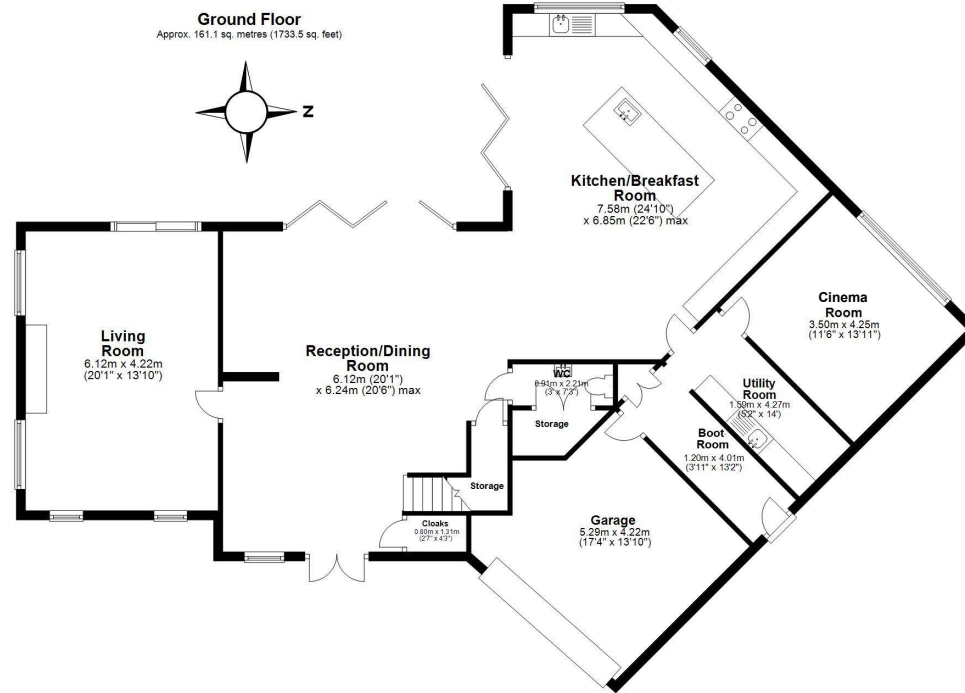












Total area: approx. 274.5 sq. metres (2954.5 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

Important Notice: Particulars: These particulars are not an offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Edwards Exclusive or the seller accept responsibility for any error that these particulars may contain however caused. Neither the directors or any employees of Edwards Exclusive have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.



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