

SECLUDED CHARM

NEAR

THE TOWN



EDWARDS

EXCLUSIVE



TIDDINGTON ROAD, STRATFORD UPON AVON, WARWICKSHIRE | CV37 7AF

Prime Location: Nestled in a prestigious neighbourhood, just over half a mile from Stratford's vibrant town centre, offering the perfect blend of convenience and tranquillity.

Bright and Spacious Living Areas: Featuring a light-filled hallway that leads to generously proportioned living and dining spaces, including a commodious extended sitting room with a dual-aspect design and a log-burning stove.

Versatile Open-Concept Kitchen: A modern, L-shaped kitchen area that serves as the home's heart, boasting practical kitchen units integrated seamlessly into a space designed for dining and relaxation.

Luxurious Principal Bedroom: Offering a personal sanctuary equipped with dual aspect windows and an en-suite shower room adorned with top-quality Duravit sanitary ware.

Well-Appointed Guest Accommodation: Spoil your guests with a room showcasing a unique vaulted ceiling, private balcony, and a grand en-suite with a walk-in shower and dual sinks.

Additional Comfortable Bedrooms: Two more double bedrooms, both with built-in wardrobes and easy access to a stylish three-piece bathroom, ensuring space and comfort for everyone.

Professionally Landscaped Garden: Step into a backyard paradise designed by Emotive Landscapes of Cheltenham, offering captivating seating areas amidst modern water features and secluded spots within walled gardens.

Potential for Expansion: A detached double garage with a room above, ready to be transformed into a home office or annex, providing flexibility to cater to your lifestyle needs.

Communications are good with a rail service from Warwick Parkway (9.2 miles) to Birmingham New Street taking 30 minutes and to London Marylebone taking about 1 hour 36 minutes. Access to the motorway network is via the M40 at Junction 15 (7 miles). Golf at The Stratford Park Golf Club and Stratford Oaks Golf Club, Racing at Stratford upon Avon, Warwick and Cheltenham and many footpaths and local walks enable exploration of the beautiful South Warwickshire countryside.

Distances and times approximate.



In finer detail

Situated in a renowned neighbourhood just over half a mile from the vibrant heart of Stratford, this fully remodelled detached home is perfect for those in search of tranquillity paired with convenience. Nestled discreetly on a mature plot shielded from the road, this residence promises privacy in a location that keeps you close to all the essential amenities the town centre has to offer.

As you approach the property through the secure electric gates, a sweeping driveway welcomes you to a home that effortlessly combines modern elegance with innovative design. The inviting, light-filled hallway offers the first hint of the harmonious living spaces that await within.

To the left of the hall is the extended sitting room, where dual-aspect doors flood the room with light, creating a bright and airy space that is both welcoming and cosy, thanks to a heart-warming log-burning stove. Adjacent to this, the home features a generous L-shaped sitting and dining area, smartly designed to delineate space for sharing meals and enjoying good company. This welcoming area boasts a beautiful bay window and another log-burning stove, setting the stage for countless warm and memorable moments.

Further on, discover the versatile heart of the home – an expansive L-shaped space that encompasses the kitchen, sitting, and dining areas. This open-concept area offers a beautiful array of practical kitchen units ready to facilitate both daily life and festive gatherings. Beyond this engaging space, an inner hall provides access to





the practical utility room and a downstairs cloakroom, balancing function and style seamlessly.

Upon ascending to the first floor, a skylight illuminates the pathway to four substantial double bedrooms, each offering a special touch. The principal bedroom is a spacious retreat fitted with dual aspect windows and a luxurious en-suite shower room with high-quality Duravit fixtures. Guests will revel in their own luxurious space, featuring a distinctive vaulted ceiling, a personal balcony, and a large en-suite complete with a walk-in shower and dual sinks. The additional bedrooms are nicely sized, featuring built-in wardrobes and access to a finely appointed three-piece bathroom.

Step outside to a garden crafted by the award-winning Emotive Landscapes of Cheltenham. Here, enchanting seating areas beckon you to relax amid the gentle sounds of the modern water feature or to enjoy the tranquility of the walled gardens. For those envisioning an annex or home office, the detached double garage offers a space above that holds immense potential for customization to suit your needs.



Experience the blend of serene living with the ease of accessibility to Stratford town centre in this lovely detached home, offered with no upward chain.



Post Code - CV37 7AF

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

- Stratford-upon-Avon is renowned as the regions cultural centre and is the home of the Royal Shakespeare Company. In the town there is a wide range of shopping and recreational facilities as well as the recently renovated leisure centre and swimming pool. There are many quality restaurants, public houses and gastro pubs.

- The area is well served by schools including The Croft Prep School, King Edward Grammar School for boys, Shottery Grammar School for girls & Stratford High School.

- Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schools including Warwick Boys School, Warwick Prep School and King's High School in Warwick and in Leamington Spa, Kingsley School for Girls & Arnold Lodge.

Situation



Beautiful

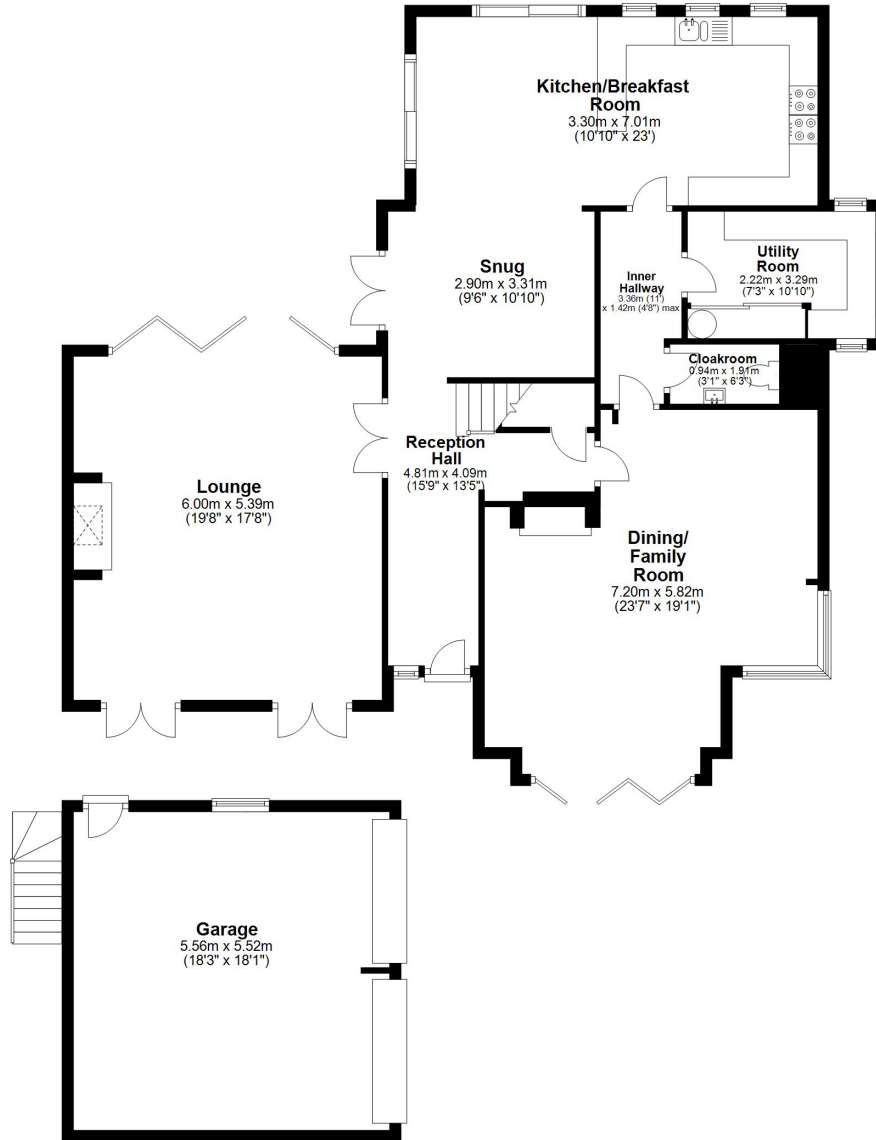






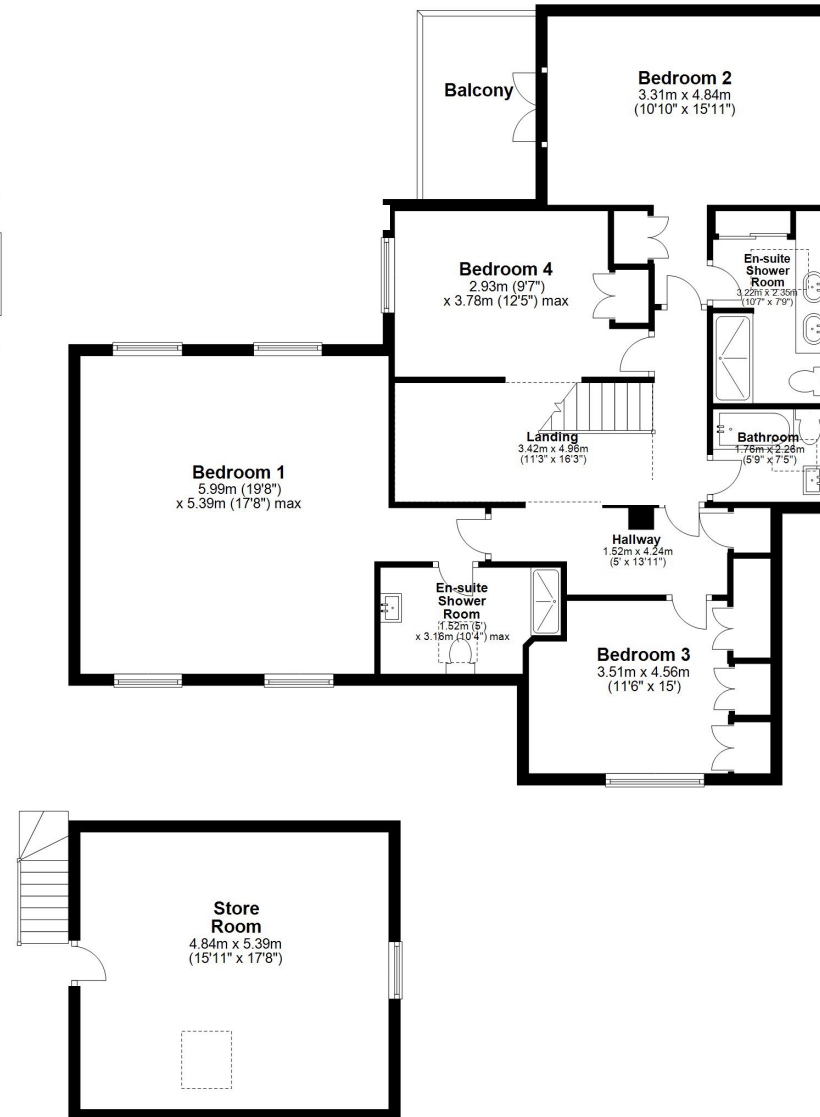
Ground Floor

Approx. 154.4 sq. metres (1661.9 sq. feet)



First Floor

Approx. 135.9 sq. metres (1462.7 sq. feet)



Total area: approx. 290.3 sq. metres (3124.6 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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