



VAUGHANREYNOLDS
ESTATE AGENTS

33 New Street
Tiddington, Stratford-upon-Avon, CV37 7DA



The Property

Entering the property from the side, you are greeted by an inviting hallway with stairs off and guest WC/Cloaks. There is a generous dual aspect sitting room to side with a feature wall-mounted fire providing a wonderful focal point. The dining kitchen is a versatile space providing the option of more relaxed dining or possibly a further seating / TV area. The kitchen itself is well appointed with a comprehensive range of storage, complemented by sleek handleless doors and contrasting quartz work surfaces over. There is a range of branded appliances to include a double oven, induction hob with concealed extractor over, fridge, freezer and dishwasher.

The current owners have recently had a single storey extension added to the property which is a wonderful reception space with underfloor heating and overlooks the rear garden.

To the first floor, a central landing provides access to three double bedrooms and a well-appointed principal bathroom. The principal bedroom also notably boasts an equally well-appointed en-suite shower room.

Externally, there is a pleasant, enclosed garden to rear, with part walled boundary, lawn and a paved patio, ideal for alfresco dining. There is gated access to side, leading to the central driveway, where there are two adjacent allocated parking spaces and a covered bin stores.

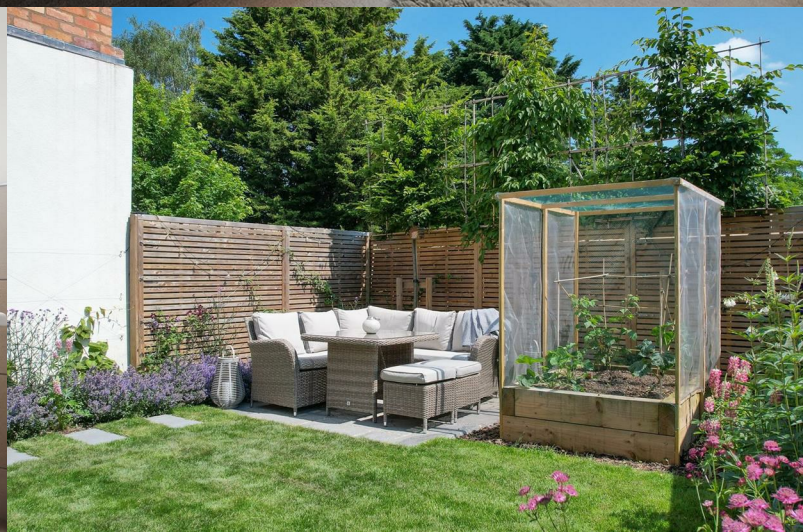




The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase. Access roads and communal areas are private and will be maintained under Richard's Place (Tiddington) Management Company Ltd. Price £360 per annum.

Services: All mains services are understood to be connected to the property.

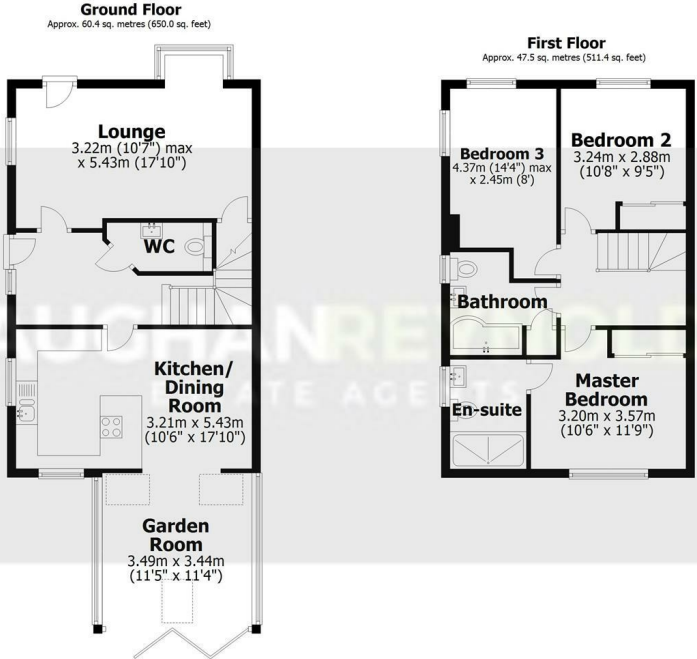
Local Authority: Stratford on Avon District Council, Council Tax Band E

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

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Total area: approx. 107.9 sq. metres (1161.4 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	