



Birgan Lodge  
Riverside | off Tiddington Road | Stratford Upon Avon | CV37 7BD



# BIRGAN LODGE



*New build with 4 bedrooms and 4 en-suites on a unique riverside plot situated at the end of a private drive leading from the exclusive Tiddington Road. The house is situated directly onto the river across from the Stratford-upon-Avon Local Nature Reserve.*







# KEY FEATURES

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A riverside plot situated at the end of a private drive leading from the exclusive Tiddington Road. The house is situated directly onto the river across from the Stratford upon Avon Local Nature Reserve. This protects and encourages local flora & fauna to thrive - otters, deer, swans, birds and mink. All of which have been seen from the property. You can even see Welcombe Hills 12th fairway and the local landmark of the obelisk in the distance.

The house itself has a contemporary look and feel designed to be cohesive with modern living. A non-standard steel frame ground floor constructed property built on piles. The external is encased with chunky natural Purbeck Stonework and Douglas Fir cladding. There are many impressive features including underfloor heating with a specialised underfloor cooling system. Air source heat pump. Bluetooth ceiling speakers ground and first floor. Aluminium Glazed windows and slimline Sliders with level thresholds. The low iron (totally clear) frameless glass balustrade on the decking enables the best possible views of the river and beyond.

## Ground Floor

Three-piece shower room and a laundry room with an internal and external staircase rising to the first-floor landing. Part of the structure is a covered dining, entertainment and games area to one side and to the other a gym space and car port.

## First Floor

Entrance hall with external staircase rising from the front of the property and the driveway. Large open plan living space with dining area, living room space and open plan breakfast kitchen. Integrated appliances including fridge, freezer, double oven, microwave, drinks fridge, dishwasher, electric hob with convection extractor fan. Accessed via a hidden door is a pantry and plant room.

## Second Floor

Four bedrooms all with en-suites and the main bedroom also has a dressing room.

















# SELLER INSIGHT

“ We were initially drawn to this home because of its riverside location, decent plot size, and close proximity to Stratford-upon-Avon town centre,” say the current owners. This property offers the perfect blend of convenience and natural beauty.

The standout feature of this home is undoubtedly its closeness to the river. “Being so close to the river is our favourite aspect of the home,” the owners emphasize. The serene views from the balcony or jetty, whether day or night, are truly mesmerizing. “At any time of night or day, watching the river flow while the trees and leaves blow is always a beautiful calming sight.”

The house itself is a unique blend of traditional and contemporary materials, designed for comfort and aesthetic appeal. “The individual design and mix of traditional and contemporary materials make the house unique and inviting,” they explain. The layout maximizes views of the river and the nature reserve, enhancing the sense of tranquillity within.

Reflecting on their time living here, the owners share their experience of transforming the property. “We lived in the original (now demolished) cabin during Covid lockdown, which gave us a real-life experience of waterside living. This enabled us to design Birgan Lodge, while living in situ, which helped us to maximize the plot’s unique characteristics and use biophilic design to nestle the house within its naturalistic surroundings.”

Outdoor spaces have been crafted to suit both relaxation and entertainment. “The outside decked areas and garden have been designed to enjoy calm tranquillity or party fun and water sports,” they note. This versatility makes the outdoor spaces perfect for various activities and gatherings.

The sense of community in the area is also a highlight. “The neighbours are all warm, friendly, and helpful people,” say the owners, adding to the welcoming atmosphere of the neighbourhood.

For those who enjoy an active lifestyle, the location is ideal. “We enjoy water sports and have a speedboat, kayak, and paddle board. The property also has mooring and fishing rights, and there are two golf courses nearby,” the owners mention, highlighting the variety of recreational options available.

The convenience of the location extends to excellent amenities. “The area offers excellent local schools, wonderful restaurants and pubs, a theatre, a nature reserve, beautiful walks, two golf courses, and a river taxi,” the owners highlight. Additionally, the easy access to the M40 ensures connectivity to broader regions.

Their advice to future residents is simple yet profound: “Get ready to live every day amongst nature!” This home offers a lifestyle deeply connected to the natural beauty surrounding it, making it a truly special place to call home.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











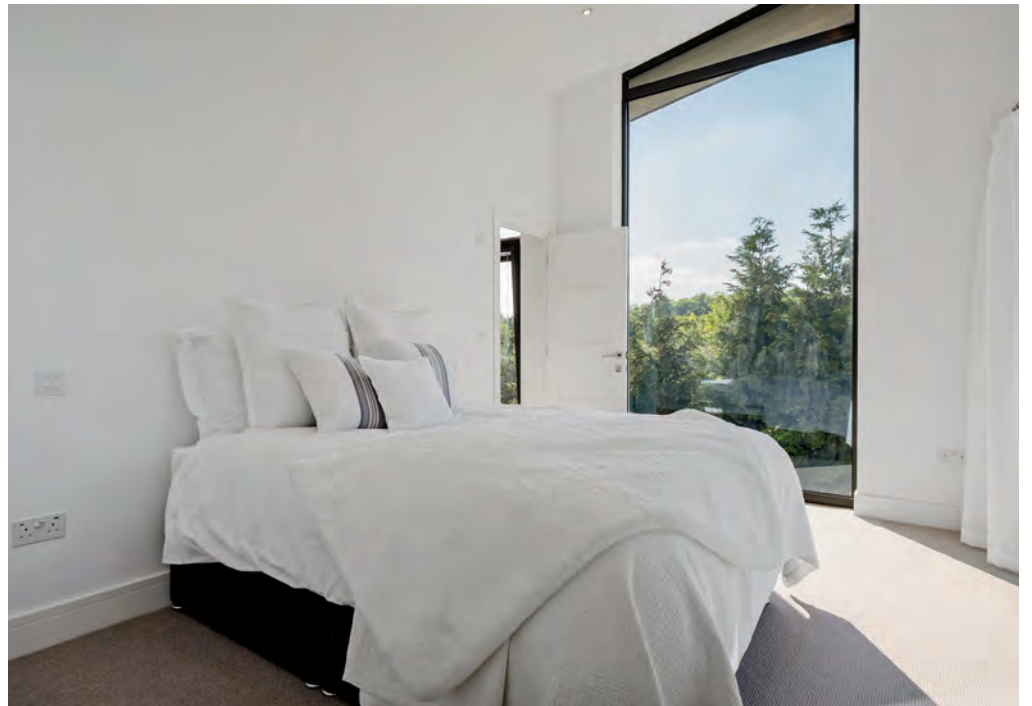


























# KEY FEATURES

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## Outside

As the private plot is protected by a surrounding tall wall of greenery, the front Steel/Timber pergola and both planting ledges have been designed and planted to enhance the Biophilic (set-within-nature) feel, which will shroud and hang from those features as the plants mature.

To the front of the property there is a Moonstone drive with parking for 4 cars which leads to the open double garage below. There is also an electric vehicle charger.

The garden is laid with lawn and partially landscaped borders. Underneath the main body of the building is a covered entertainment area perfect for entertaining outside throughout the year regardless of the weather. For sunnier days there is a raised Millboard decking area at the first floor with stunning views over the river and the private jetty which can be accessed via a slab pathway. The jetty has its own power with hot & cold-water supply. There is also a sewage outlet making it possible to moor a mini-barge or boat alongside which could be used as a fifth bedroom/home office positioned on the water.

To the front and rear there are external hardwood staircases constructed with anti-slip composite Millboard treads. There are 2 moorings in total, one via the jetty and one via the grass.







# LOCAL AREA

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Tiddington village, which is within walking distance to the town centre, has a shop, delicatessen, award-winning Indian restaurant, Chinese restaurant, and Pub. Alveston Village is a stone's throw away with the very highly regarded Baraset Barn restaurant and village pub.

Stratford-upon-Avon is internationally famous for being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars, and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, a swimming pool, and a leisure centre. The M40, Junction 15, is seven miles away and provides access to Birmingham to the north, London to the south, and the national motorway network.

Warwick and Leamington Spa are less than a ten-minute drive away and Birmingham International airport is under 30 minutes. Leamington Spa and Warwick both provide a direct train service to London, as well as additional shopping facilities and schooling.

The Cotswolds are within striking distance of the town. The area is well served by schools including The Croft Prep School, King Edward Grammar School for Boys, Shotton Grammar School for Girls and Stratford High School.







# INFORMATION

## Flood Defence

Built on stilts with integral flood alarm set on a float system that automatically triggers-out the ground floor power supply while the first and second floor power works seamlessly. The ground floor Wet Room and Laundry/Storeroom have been partially tanked and tiled to a height greater than any flood level registered in the last twenty years. Consequently, if water breaches these ground floor rooms, they can be cleaned by jet washing or mopping.

## Services, Utilities & Property Information

Mains electricity, mains water, sewerage treatment plant, and air source heat pump.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - The current owners have Superfast Broadband via Starlink.

Local Authority - Stratford District Council

Construction Type - Non-standard steel frame ground floor with beam and block screed first floor

Tenure: Freehold | EPC: C | Tax Band: G

*Guide price* £1,750,000







GROSS INTERNAL AREA: 2376 sq ft, 221 m2  
 DECK SPACE & CARPORT: 2711 sq ft, 251 m2

**OVERALL TOTALS: 5087 sq ft, 472 m2**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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*We value the little things  
that make a home*



## JONATHAN HANDFORD MANAGING DIRECTOR

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I am a well-established figure within the Fine & Country team and a great role model for the brand. I'm a passionate property expert with a wealth of success stories for helping people move and secure the best price for their home.

My experience gives me the opportunity to share my knowledge, and on a monthly basis I deliver consultancy training to Fine & Country agents from all across the UK. My academy training is followed by new and old agents alike and I have partnered with many of the industry's finest coaches and trainers to raise the bar on standards for the industry.

I live in Leamington Spa with my wife Laura and my son Elliot. Laura also works within the Fine & Country business and works closely with me and my clients.

In January 2019 the Leamington Spa team won two awards at the prestigious annual Fine & Country International Awards Ceremony at the QEII in Westminster London. The awards for Best Property Presentation and the highly coveted Best Overall Operator were presented by former England rugby player, Matt Dawson MBE.

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