



Oak Road, Tiddington, Stratford-upon-Avon, CV37 7BU

Guide Price £425,000

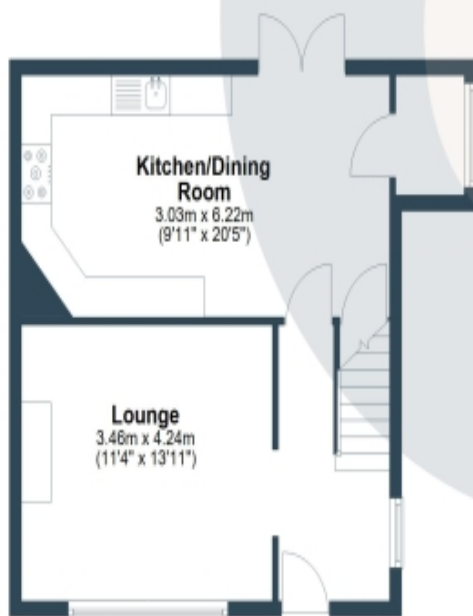
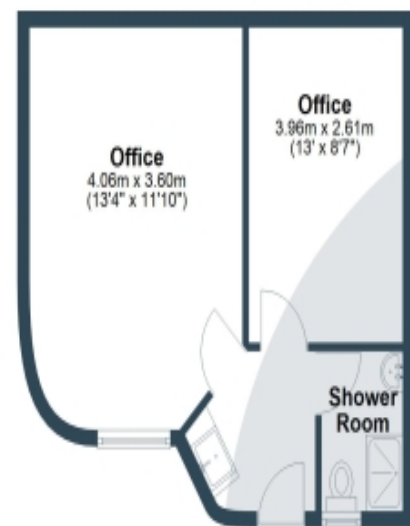






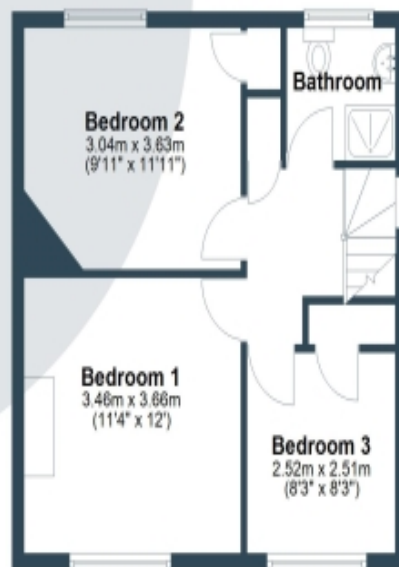
## Ground Floor

Approx. 90.6 sq. metres (975.2 sq. feet)



## First Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



Total area: approx. 131.8 sq. metres (1419.1 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Is this your normal three-bedroom semi-detached home in Tiddington? Absolutely not!!

What makes this property so individual and stands it out from other properties on Oak Road is the bespoke large timber studio positioned at the end of the garden. This has been individually designed to create an aesthetically pleasing, versatile space. The detached studio has endless possibilities for its use. Ideal as work-from-home offices for more than one person, as it offers two distinct, separate private rooms. Originally purpose-built as a recording studio, the building has full electricity, heating, insulation, and is professionally soundproofed, creating an ideal large space for a meeting room where clients need privacy or have a similar line of work to recording that requires no noise disturbance. The building also boasts a kitchen area and shower room, offering a further string to its bow for the new owner. The potential is endless and could offer a saving for anyone who currently needs a secure space for working or running a business.

Now let's not forget the lovely home itself! Number 27 is a mature three-bedroom semi-detached home positioned within the highly regarded village of Tiddington. The village is located within walking distance of Stratford upon Avon Town Centre and offers local amenities including a local shop, public house, restaurants, and a primary school, as well as being ideally located for easy access to Stratford, in addition to Warwick, the M40, and the Fosse Way.

The property offers light and airy accommodation that has been updated and altered over the years. Sold with no onward chain, it's just another plus of this fabulous family home.

The welcoming hallway offers access to the first floor with fitted storage and a wood floor. The sitting room is located at the front of the property and boasts a central log-burner for cosy nights in and a large window to the front elevation. This is an ideal room for relaxing after dinner and watching a film.

At the rear of the property running the width of the back is a fabulous breakfast kitchen offering ample space for dining and cooking whilst still entertaining guests or talking with the family. The kitchen offers ample workspace and an integrated Range oven, fridge freezer, and dishwasher. Bringing the garden inside the French doors allows access to the private sunny garden. There is also the ever-useful utility allowing space for a washing machine and tumble dryer.

Upstairs are three well-proportioned bedrooms. The master bedroom and bedroom two enjoy original fireplaces and are both double bedrooms. The third bedroom is a single bedroom and has a storage cupboard over the bulkhead of the stairs. Completing the first floor is the shower room with a heated towel rail and a vanity unit.

Outside is a private lawned garden with a patio seating area enclosed by fencing and a side access via a secure UPVC door. For all the belongings we gather and need to store, there is a large brick-built outbuilding that has been previously used as a further office space.

As mentioned at the end of the garden is the studio or annexe, ideal for anyone WFH or separate accommodation for family.

The driveway offers parking for 2-3 cars.

Viewing is advised to appreciate how unique the potential is, lovely the family home is, and the beautiful peaceful location of Tiddington.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they 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 investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

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

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**Tel: 01789 590 988**

**Mob: 07947112186**

**West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF**

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