



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

Offers In Excess Of £450,000



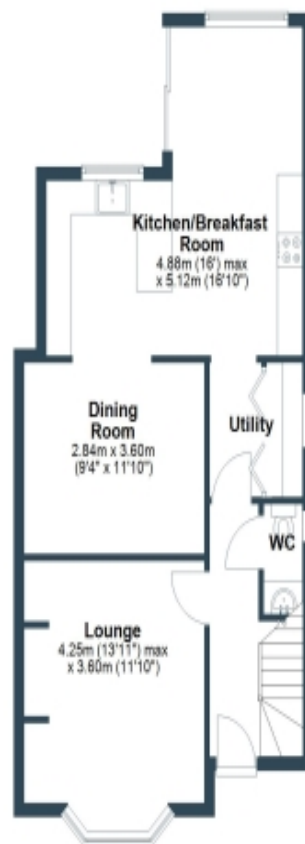
Ground Floor

Approx. 70.9 sq. metres (763.1 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.6 sq. feet)



Total area: approx. 117.2 sq. metres (1261.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

A much improved and cleverly extended three-bedroom period home positioned in the highly regarded and sought-after village of Tiddington. The current owner has thoughtfully extended and lovingly improved this beautiful home, being sympathetic to the age at all opportunities.

What is there to love about this home? We could just say everything, but let's try and name the top three features, in our opinion. We love the stylish, contemporary presentation and décor throughout, the spacious, extended family breakfast kitchen opening onto the private garden, and the generously proportioned rooms, not forgetting the rural location in Tiddington. I know, forgive me, that's four features!

The current owner loves living here, and if not for a change in her circumstances taking her further afield, there is no doubt this would be her forever home. This comes with an added convenience of no onward chain.

The village of Tiddington is much loved and offers a quieter lifestyle than town life, but still the convenience of being just 1.5 miles from the hustle and bustle of Stratford-upon-Avon town centre. The village has several shops for everyday requirements, including a Spar shop with a post office, three restaurants, a public house, a community centre, a primary school, and a village hall. The renowned Baraset Barn is 0.8 of a mile away and within walking distance.

New Street has a range of characterful properties and is nestled behind Main Street, offering a quiet spot for the lucky new owner.

The accommodation welcomes you via the hallway with natural stone tiled flooring continuing throughout the kitchen. The cosy sitting room is positioned at the front of the property with a bay window and traditional shutters, an open chimney with an Oak timber surround, already a real focal point, but definitely politely asking for a log burner to be added for the winter evenings.

At the rear of the property is the fabulous hub of the home with an extended family breakfast, kitchen, and snug area. Offering ample space for dining, relaxing, and entertaining family and friends. This room offers a range of fitted charcoal grey stylish wall and base units with Quartz worktops and integrated appliances including induction hob, microwave oven, oven, fridge freezer, and wine fridge. There are open views over the garden via two windows and patio doors, ideal for your alfresco dining. The ground floor enjoys underfloor heating, and the kitchen boasts a discreet utility area located behind sliding doors, hiding your washing machine and tumble dryer out of sight, and further offering a useful pantry storage area.

Completing the ground floor is a cloakroom/WC with underfloor heating.

Upstairs are three generous bedrooms; the master bedroom having a dressing room that is an added luxury, but could also be easily converted to an en-suite. The two further double bedrooms are positioned at the back of the property, both with open views over the private garden. The bathroom has a touch of a boutique hotel feel with the raindrop shower over the bath, stylish tiling, vanity unit to the wash hand basin, and heated towel rail.

Outside is a sunny enclosed lawned garden with patio area, ready for the BBQ or firepit to be lit and the relaxing weekends to start!

When you thought this property could not get any better, we conclude with the timber-built studio with electric, lighting, veranda, cloakroom/w.c and double opening French doors. The possibilities are endless as a WFH space, running a business where clients can visit via the side access, additional accommodation for guests, or even a garden bar ready for the summer parties.

To the front is a driveway allowing parking for one vehicle, including a UV electric car charger.

Viewing is an absolute must to appreciate this traditional period home with an internal contemporary feel.

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.

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.

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Tel: 01789 590 988
Mob: 07947112186
West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF
www.emmafranklinstateagents.co.uk