



Avon Leys, 32 Tiddington Road, Stratford-upon-Avon

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**A beautifully refurbished family home within 5 minutes' walk of Stratford-upon-Avon town centre.**

**Distances**

Stratford-upon-Avon town centre 0.3 mile, Warwick 9 miles, Warwick Parkway Station (Intercity trains to London Marylebone from 69 mins), M40 (J15) 9 miles, Leamington Spa 12 miles Chipping Campden 12 miles, Birmingham International Airport 27 miles (All distances and time are approximate)

**Situation**

Tiddington Road is one of the prime residential roads in Stratford-upon-Avon located approximately 0.3 mile from the town centre and within walking distance of the train station. Stratford-upon-Avon is renowned as the region's 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 many quality restaurants, public houses and gastro pubs with excellent reputations all within easy walking distance. Waitrose and One Stop in Tiddington are a short drive from the property. Stratford-upon-Avon has opportunities for boating, fishing and rowing together with its links to the canal network. The town also has a golf course and race course.

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**Tenure**  
Freehold

**Local Authority**  
Stratford on Avon District Council

**Council Tax**  
Band G







## The property

Avon Leys, 32 Tiddington Road is a beautifully appointed semi-detached family home occupying a prominent position on the corner of Tiddington Road and Loxley Road. The property is within easy walking distance of Stratford town centre and has undergone a significant refurbishment which was completed in May 2023. All of the plumbing and electrics have been recently replaced. All sash windows have been replaced with double glazing. Built in 1922 this fine family home has plenty of character.

The front door opens into an impressive entrance hallway with a beautiful central staircase.

The generous drawing room has a bay window, Peanut wood burning stove and a set of French doors which open onto the garden. The dining room, similar in size, also has a front aspect and opens into the kitchen/breakfast room. There is a further sitting room which would work well as an office or playroom, and has access to the garden.

The beautiful and impressive kitchen/breakfast room supplied by Aristocraft, has a large central island, tiled flooring, Silestone worktops, a seating area and bifold doors which open onto the garden.







Integrated appliances include 2 AEG ovens (one combi), warming drawer, Quooker tap, waste disposal, dishwasher, combo hob and wine fridge. There is a large roof light in the kitchen with electric blind.

Located off the kitchen is a utility and from the inner hallway, there is a cloakroom and a plant room. The cellar is also accessed from the rear inner hallway.

Upstairs, the principal bedroom suite has a front aspect, windows to two sides including a large bay window. There are four sets of built in wardrobes and an en suite shower room.

The large second bedroom has a front aspect, bay window and built in wardrobes and uses the adjoining family bathroom. The luxurious bathroom features a free-standing bath and large walk-in shower. There are two further good-sized bedrooms and a shared shower room. All of the bathrooms have Burlington sanitary ware.

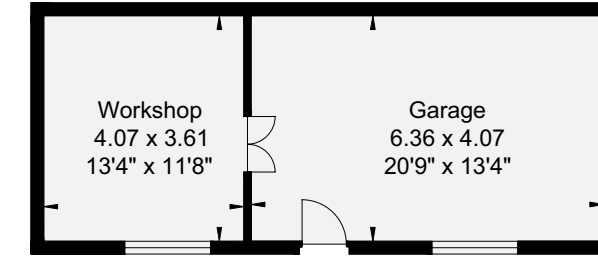






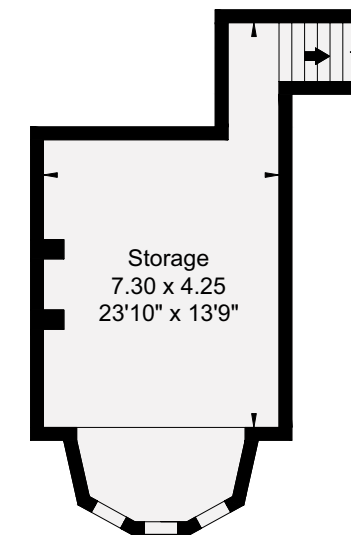
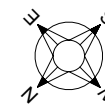
Approximate Gross Internal Floor Area  
 House: 308 sq m (3,316 sq ft)  
 Outbuilding: 41 sq m (442 sq ft)  
 Total: 349 sq m (3,758 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

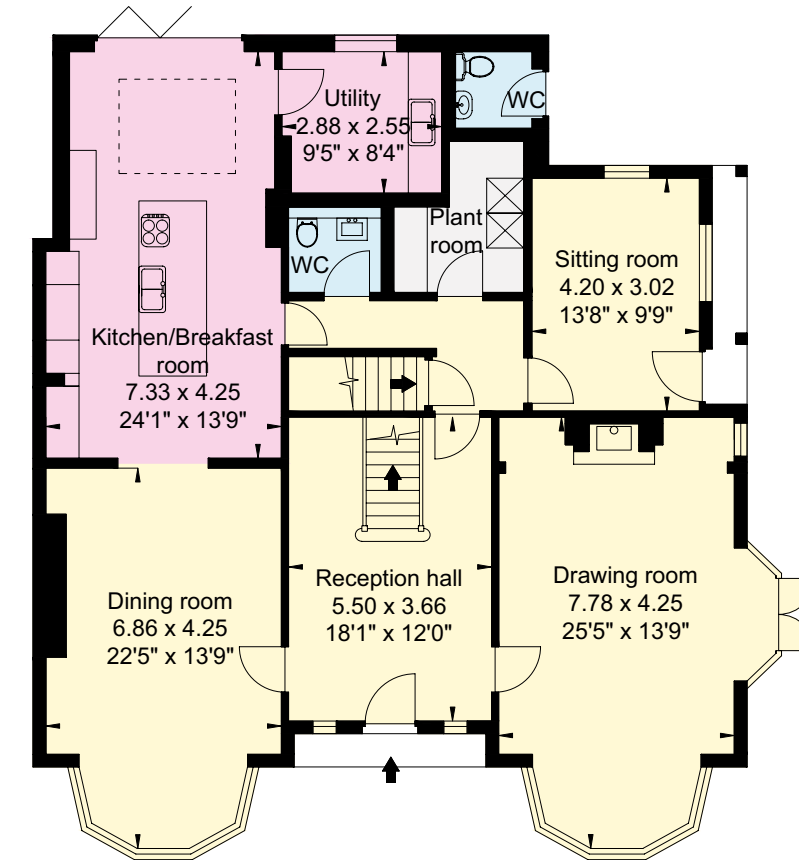


**Outbuilding**  
 Not shown in actual location / orientation

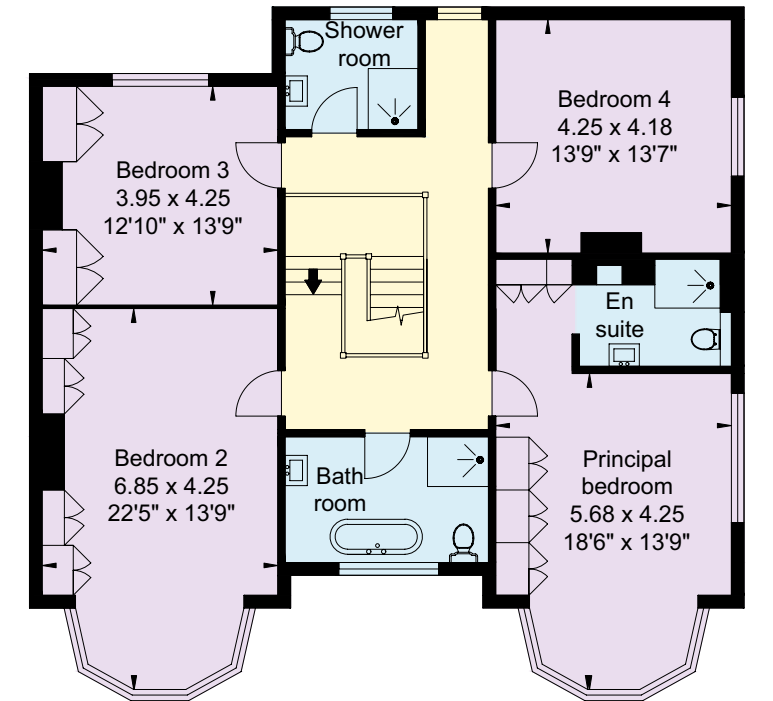
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Cellar



Ground Floor



First Floor





## Gardens and grounds

Outside, the southwest-facing garden wraps around the property and is mainly laid to lawn with a large seating area accessed from the kitchen. There are well stocked beds, a pathway around the garden and several trees including an apricot, plum and walnut. There is a detached garage with electric roller door and a separate workshop to the rear, with it's own separate access. In addition to the large parking area at the front, there is a rear gated driveway which gives access to the garage.

## Services

All mains services are connected to the property. Gas fired central heating. Vitovator Viessmann boiler. There is Cat 5 in most of the rooms.

## Directions

Postcode: CV37 7BA

What3words: ///weeks.narrow.sands

## Viewing

By prior appointment only with the agents.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated February 2022 and March 2024

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Date: 03 April 2024  
Our reference: STR012417219

## Avon Leys, 32 Tiddington Road, Stratford-upon-Avon, CV37 7BA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,650,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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