



Whitehaven, Riverside, Stratford-upon-Avon





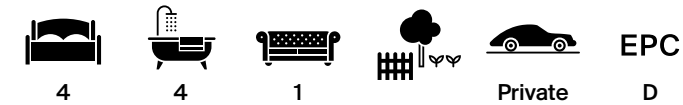
An impressive, contemporary home with **River Avon frontage** and mooring, just off the sought-after Tiddington Road in Stratford-upon-Avon.

Distances

Stratford-upon-Avon town centre is 0.75 miles, Warwick 9 miles, Warwick Parkway Station and M40 (J15) 9 miles, Leamington Spa is 12 miles, Chipping Campden is 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 0.75 miles from the town centre. Stratford-upon-Avon is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company.



Tenure
Freehold

Local Authority
Stratford on Avon District Council

Council Tax
Band H



The town has a wide range of shopping and recreational facilities and many quality restaurants, public houses and gastro pubs with excellent reputations, all within easy walking distance. Waitrose and the Co-op in Tiddington are a short drive from the property. Stratford-upon-Avon has opportunities for boating, fishing and rowing. The town also has a golf course and race course.

Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schooling.

For commuters, the M40, M42, M5 and M6 are all easily accessible. There are also regular trains from Warwick Parkway to Birmingham and London.

The property

Whitehaven is a detached contemporary home built in 2006, situated on the riverside just off Tiddington Road, one of Stratford-upon-Avon's most sought-after residential roads. This award-winning property is approximately a third of a mile from the town centre and offers spacious accommodation with a beautiful garden running down to the River Avon. Oakfield Developments built the house, and the design was based on a South African beach house with expansive areas of glass that produced light and airy accommodation. The house is elevated to maximise the river views, resting on two-metre-high columns.



The ground-floor living space is entirely open-plan and includes a fitted kitchen, dining area and two living areas. Two balcony areas are accessed from sliding doors, and stairs lead to the garden. Located off the hallway is a guest cloakroom and utility. A central staircase leads you upstairs to the galleried landing.





The large principal bedroom upstairs has a rear aspect, en suite shower room and two private balconies. Bedroom two has a front aspect and an en suite bathroom. Two further double bedrooms have en suite shower rooms. From the landing, there is a balcony with a front view.



Outside, the lawn gently tapers to the River Avon, where the property's private mooring is situated. There is also a lovely decked terrace area ideal for entertaining. To the front, there is a gated driveway with plenty of private parking.

Services

Mains water and electric. LPG heating and drainage is a Biodigester.

Directions (CV37 7BD)

What3words: ///breath.armed.kite

Viewing

By prior appointment only with the agents.



Approximate Gross Internal Floor Area
228 sq m (2,455 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.

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



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I would be delighted to tell you more

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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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Date: 28 May 2024
Our reference: STR012218497

Whitehaven, Riverside, Tiddington Road, Stratford-upon-Avon, CV37 7BD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,425,000.

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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We'd love to help you.

Yours faithfully



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