



Grey Cedars, Beeches Walk
Tiddington, Stratford-upon-Avon



Grey Cedars, Beeches Walk Tiddington, Warwickshire

Grey Cedars is a detached family home with river frontage, close to the heart of Tiddington village.

The property was built to a very high standard with many quality features such as oak external doors, oak leaded light windows and oak strip flooring downstairs. The rear garden is totally private and bordered by high hedges. It has all the advantages of rural living set in an area with many amenities.

Tiddington is a popular village just 1.5 miles from the thriving town of Stratford-upon-Avon. 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.



Tenure: Freehold

Local authority: Stratford on Avon District Council

Council tax band: G

The renowned Baraset Barn is 0.5 of a mile away and within walking distance.

Neighbouring Stratford-upon-Avon has an excellent range of shopping and leisure facilities and is home to The Royal Shakespeare Company and forms the region's cultural centre. The town and surrounding area have excellent state, grammar and private schools to suit most requirements.

Trains run from Warwick Parkway Station (10 miles) to London Marylebone. In addition, there are train services from nearby Stratford-upon-Avon and Stratford-upon-Avon Parkway to Birmingham.

The total habitable area of the house including the garage is about 2,326 sq ft (216 sq m) and this is set in a total plot area of around 0.6 acres.





Constructed in the 1960s, the property has well-balanced accommodation, ideally suited for family living.





The property

Approached via a leafy side road just off Main Street in the heart of Tiddington, Grey Cedars is an ideal family home conveniently placed within easy access to Stratford-upon-Avon town centre. Constructed in the 1960s, the property has well-balanced family accommodation arranged over two floors and gardens which lead down to the River Avon. There would be scope to extend the property subject to the necessary consent if more accommodation was required.

The entrance porch has a front door opening into a welcoming entrance hallway with wooden flooring, a guest cloakroom and a staircase rising to the first floor. The dual-aspect drawing room has a fireplace and French doors opening into the garden. A further set of French doors open into the

dining room, which is a good size and an additional set of doors open into the conservatory, which overlooks the garden. A useful study can be accessed off the hallway, overlooking the front of the house and leads into the kitchen. There is access to the integral garage and utility from the kitchen, both of which have access to the garden.

Upstairs, the principal bedroom has a dual aspect, built-in cupboards and an en suite shower room. There are three further double bedrooms and a single bedroom currently used as a study, which share the recently fitted family bathroom

Gardens and grounds

The generous, beautifully landscaped rear garden is mainly laid to lawn with a terrace running the width of the house and is ideal for entertaining. Totalling approximately half an acre, the rear garden is divided into three areas: a large lawn and a well-stocked vegetable garden, and divided by hedging, the furthest area slopes down to the River Avon. The views across the river and countryside beyond are exceptional and riparian rights allow full use of the river bank for mooring. There is scope for a buyer to build a jetty if required.

The fore garden is mainly laid to lawn, and the driveway provides a generous amount of parking, with a small central island.

Services

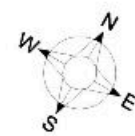
All main services are connected to the property. Gas-fired central heating.

Directions (CV37 7AT)

From the town centre proceed over the river bridge taking the first turning immediately left onto Tiddington Road. Proceed through Tiddington and turn left into Beeches Walk, opposite the entrance to Margaret Court. Grey Cedars is the third house on the left, identified by a Knight Frank for sale board.

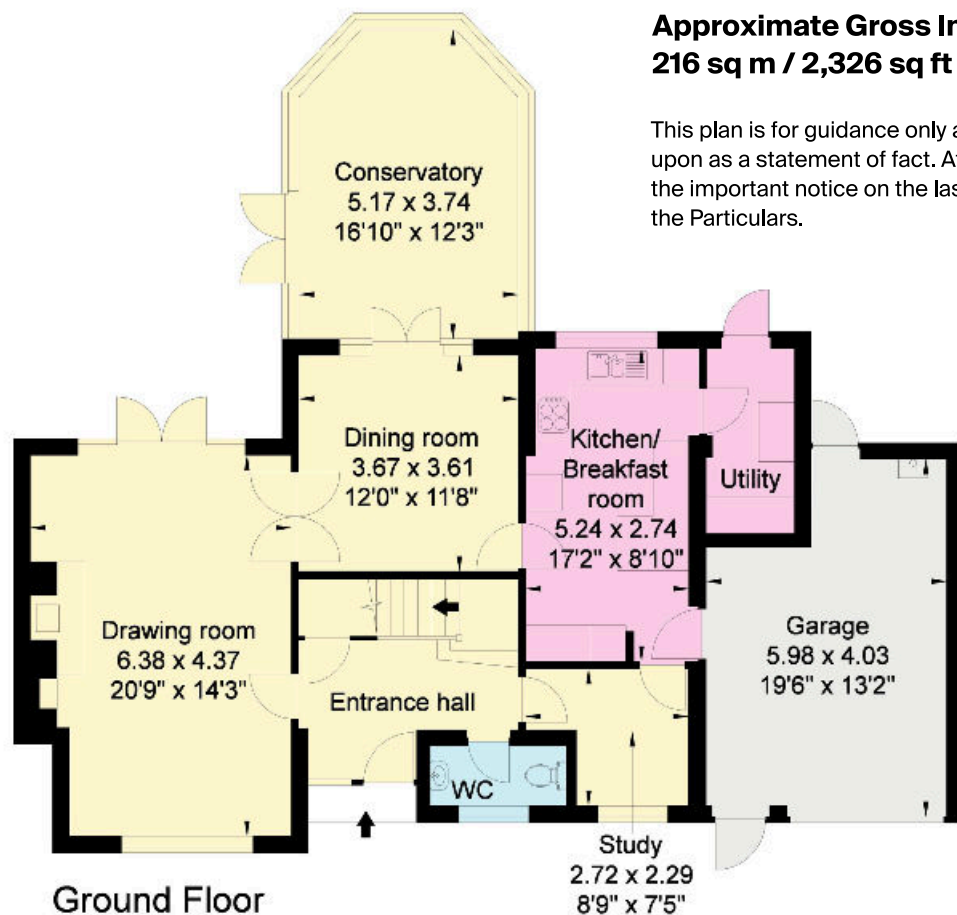




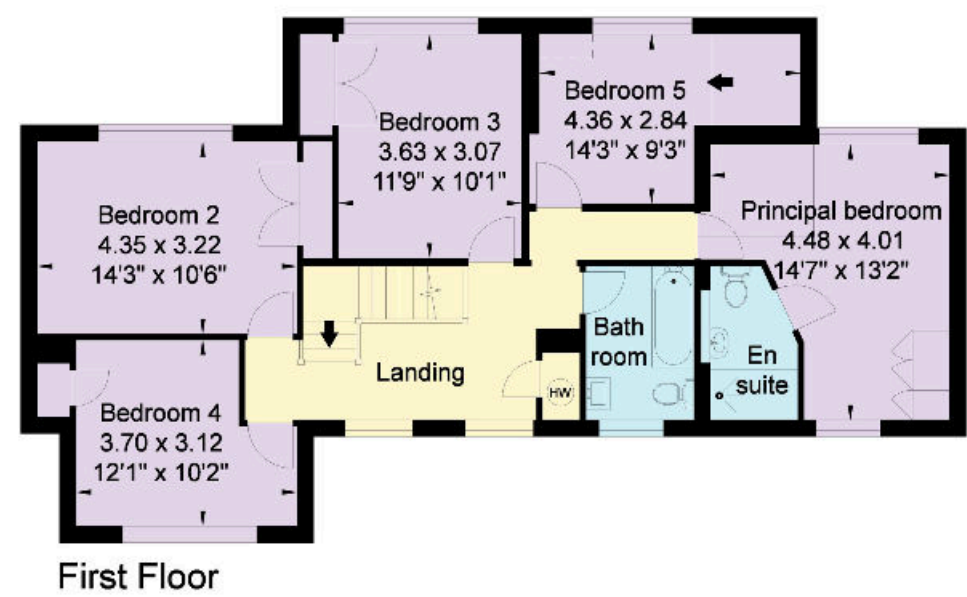


Approximate Gross Internal Floor Area 216 sq m / 2,326 sq ft

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.



Denotes restricted head height



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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: 20 March 2024
Our reference: STR012156168

Grey Cedars, Beeches Walk, Tiddington, Stratford-upon-Avon, CV37 7AT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,120,000.

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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Yours faithfully



KNIGHT FRANK LLP

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