



107 TIDDINGTON ROAD




Stratford-upon-Avon, Warwickshire





# A SPACIOUS DETACHED FAMILY HOME.

In a prime location along the Tiddington Road, in approximately half an acre.

			EPC
5	3	4	D

Local Authority: Stratford-on-Avon District Council  
Council Tax band: G  
Services: All mains services are connected to the property. Gas fired central heating.  
Tenure: Freehold  
What3words:///harsh.digits.wash (CV37 7AA)



## LOCATION

Stratford-upon-Avon is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company. The town has a wide range of shopping and recreational facilities as well as many quality restaurants, public houses and gastro pubs with excellent reputations. For commuters, the M40 is easily accessible, and regular trains run from Warwick Parkway to both Birmingham and London.

The area is home to a variety of excellent schools, including The Croft Prep School, King Edward Grammar School for Boys, Shotton Grammar School for Girls, and Stratford High School. Additionally, nearby Warwick and Leamington Spa offer further educational options, with schools such as Warwick Boys' School, Warwick Prep School, and King's High School for Girls in Warwick, as well as Kingsley School for Girls and Arnold Lodge in Leamington Spa. Both towns also provide a range of shopping facilities.

Stratford-upon-Avon offers a range of outdoor activities, including boating, fishing, and rowing, thanks to its connection to the river Avon and canal network. The town also has a golf course and a racecourse, with additional racing venues in Warwick and Cheltenham.

Stratford-upon-Avon town centre 1 mile, Tiddington village 0.5 mile, M40 (J15) 7 miles, Warwick and Warwick Parkway Station 9 miles, Leamington Spa 12 miles, Birmingham International Airport 23 miles (Distances and time approximate)





# DESCRIPTION

107 Tiddington Road is a generous family home, ideally located in one of the most sought-after areas in Stratford-upon-Avon, offering beautiful views of open countryside. Built in 1935, the property has been extended over the years and provides spacious, well-proportioned accommodation throughout. Recently, the roof was upgraded and re-felted, ensuring the home’s continued quality.

Set back from the road, the property enjoys a secluded position with a wide, inviting frontage. The sweeping driveway enhances the property’s curb appeal while offering ample parking and access to the double garage.

Upon entering, the reception hallway welcomes with its original parquet flooring, leading to the staircase and adjacent reception rooms. The sitting room flows into the kitchen, where steps lead down to a kitchen and a breakfast room with French doors opening to the garden. The kitchen has a front-facing aspect and tiled flooring, while the utility room, located off the breakfast room, also provides access to the garden. The dining room is generously sized, offering lovely views of the garden with doors opening onto a terrace. The formal drawing room features a dual aspect and an open fireplace, creating a cozy and elegant space. From here, a boot room and guest cloakroom are conveniently located. A second staircase leads from the boot room to a large family room/games room, which could also serve as an additional bedroom if required.

Upstairs, the main staircase leads to a central landing, where the principal bedroom has built-in wardrobes, a dressing room, and an en suite shower room. French doors open onto a balcony, offering lovely views of the surrounding countryside. The dressing room can also be accessed from the family/games room, providing flexible living arrangements if this space is used as an extra bedroom.

In addition to the principal bedroom, there are three further bedrooms, each with built-in wardrobes. Bedroom three has its own en suite shower room, while the remaining two bedrooms share a well-appointed family bathroom, making this layout ideal for family living or guest arrangements.







## OUTSIDE

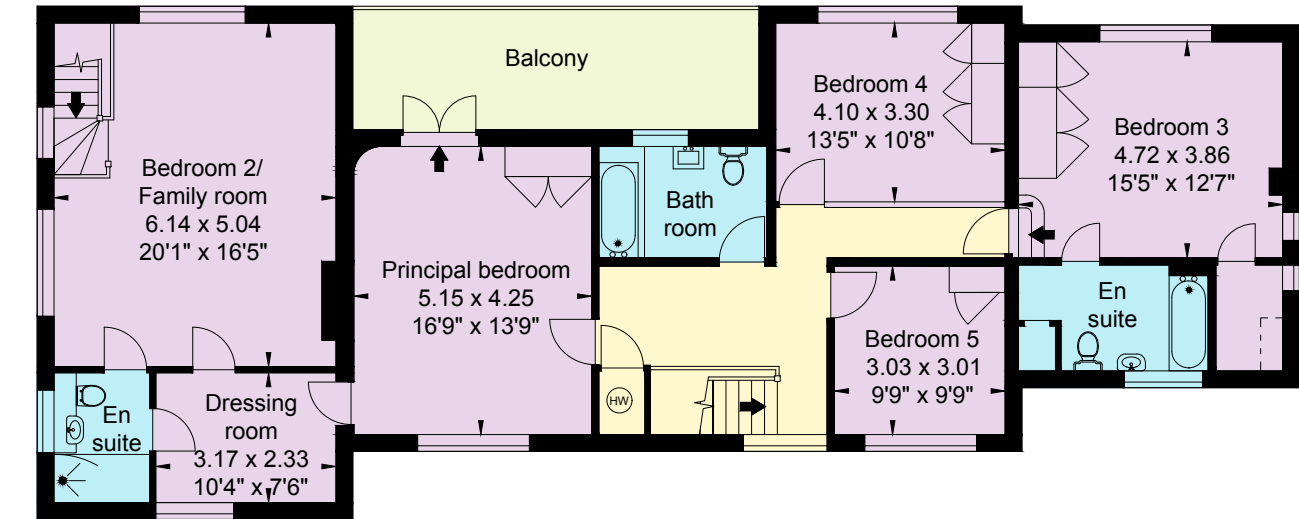
The property sits on a generous half-acre plot, predominantly laid to lawn with well-stocked borders, offering delightful views of the countryside and the Welcombe Hills. A terrace spans the full width of the house, providing a perfect setting for outdoor entertaining. Access is available around both sides of the property, and the front garden is laid to lawn, with a large hedge offering privacy and seclusion.



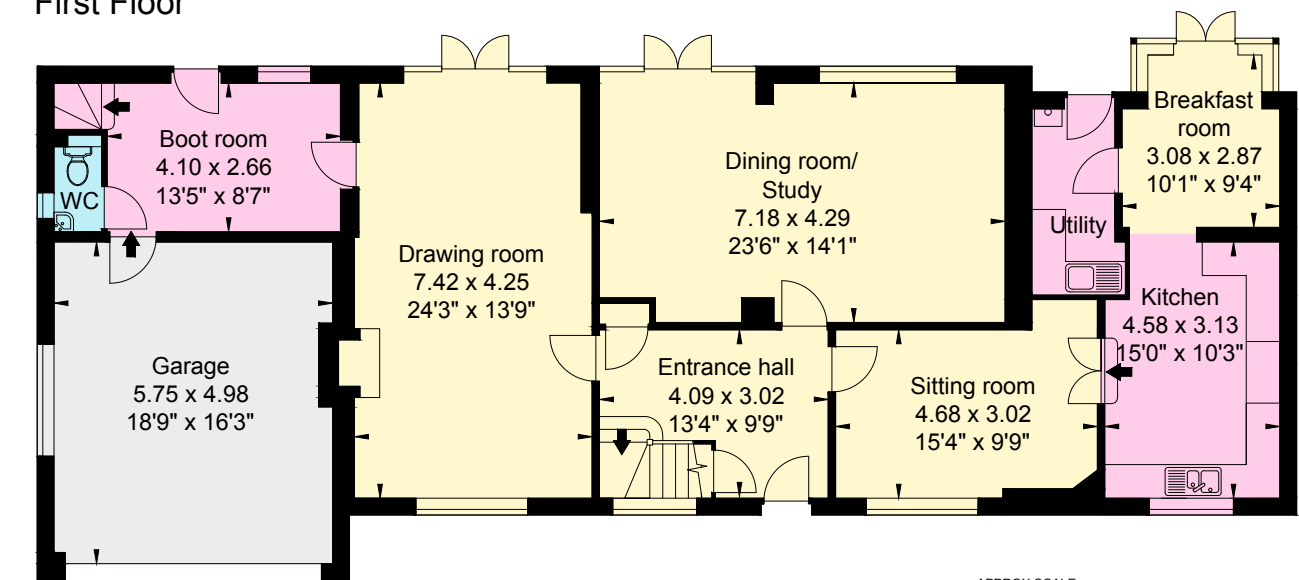




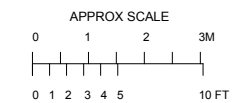
Approximate Gross Internal Area  
Main House = 281 sq m / 3,025 sq ft  
Garage = 29 sq m / 312 sq ft  
Total Area = 310 sq m / 3,337 sq ft



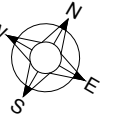
First Floor



Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





We would be delighted  
to tell you more.

**Samantha Bysouth**  
01789 206953  
[samantha.bysouth@knightfrank.com](mailto:samantha.bysouth@knightfrank.com)

**Knight Frank Stratford-upon-Avon**  
Bridgeway House, Bridgeway,  
Stratford-upon-Avon, CV37 6YX

[knightfrank.co.uk](https://knightfrank.co.uk)

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Date: 01 April 2025  
Our reference: STR012510645

## 107 Tiddington Road, Stratford-upon-Avon, CV37 7AA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,575,000.

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.**



**KNIGHT FRANK LLP**

Enc:

**Samantha Bysouth**  
Associate  
+44 1789 206 953  
[samantha.bysouth@knightfrank.com](mailto:samantha.bysouth@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

**[knightfrank.co.uk](https://knightfrank.co.uk)**

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