



CRANFORD, 36 LUDDINGTON ROAD

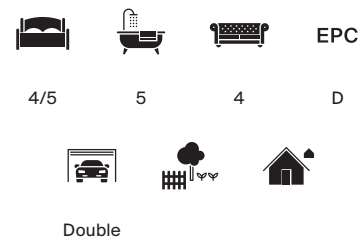
Luddington, Stratford-upon-Avon





A BEAUTIFULLY APPOINTED FAMILY HOME WITH A LARGE GARDEN AND A SHEPHERD'S HUT.

Situated on a generous half-acre plot just minutes from Stratford-upon-Avon town centre and the racecourse.



Distances: Stratford-upon-Avon 1.5 miles, M40 (J15) 8 miles
Warwick and Warwick Parkway Station 11 miles, Birmingham International Airport 24 miles
(All distances and times are approximate)

SITUATION

Just three miles west of Stratford-upon-Avon, Luddington is a sought-after riverside village on the banks of the River Avon, known for its friendly community and idyllic setting. The village itself features a beautiful 19th-century church, a welcoming village green, a vibrant village hall, and even its own marina, complete with a historic 17th-century lock. For those who enjoy walking or cycling, the nearby Greenway—a scenic footpath along a disused railway line—offers easy access to Stratford, while a peaceful riverside path provides a picturesque route right into town.

Stratford-upon-Avon, world-famous for its Shakespearean heritage, offers a rich array of amenities, including boutique shops, restaurants, cafés, and pubs, as well as a wide choice of leisure activities such as boating, theatre, and canal walks.

Families will appreciate the excellent selection of nearby schools, including highly regarded options such as The Croft Preparatory School, King Edward VI Grammar School for Boys, and Stratford-upon-Avon Grammar School for Girls. Further afield, Warwick and Leamington Spa also provide additional schooling choices.

This is an ideal location for those seeking a peaceful lifestyle within easy reach of Stratford's culture, entertainment, and daily amenities. Stratford Racecourse is also within walking distance, adding to the area's charm and recreational appeal.

THE PROPERTY

Cranford is a well-presented and spacious family home located in the popular village of Luddington, just a short drive from Stratford-upon-Avon. The property offers a great balance of peaceful countryside living with the convenience of nearby town amenities.





A unique feature of this property is “Juliet”, a self-contained Shepherd’s Hut located opposite the main house and screened by trees. It’s ideal as a holiday let, private guest space or home office and includes its own parking space.

The main house has four generous bedrooms, with the option of a fifth on the ground floor. The entrance hall features oak flooring and leads to a bright drawing room with a bay window, two sets of French doors to the garden, and a suspended open fire. There is also a snug, which could be used as a home office or an additional bedroom. At the heart of the home is a large open-plan kitchen, dining, and family room, opening directly onto the garden via three sets of French doors.

The kitchen features a central island with granite worktops, a six-ring Smeg cooker, a Belfast sink, and space for a dishwasher and an American-style fridge/freezer. There’s plenty of room for a large dining table and a comfortable seating area. Off the kitchen are a boot room, a utility/shower room, and access to the integrated garage. A separate sitting room features a vaulted ceiling with exposed beams and French doors to the garden—ideal as a second lounge, playroom, or reception space.







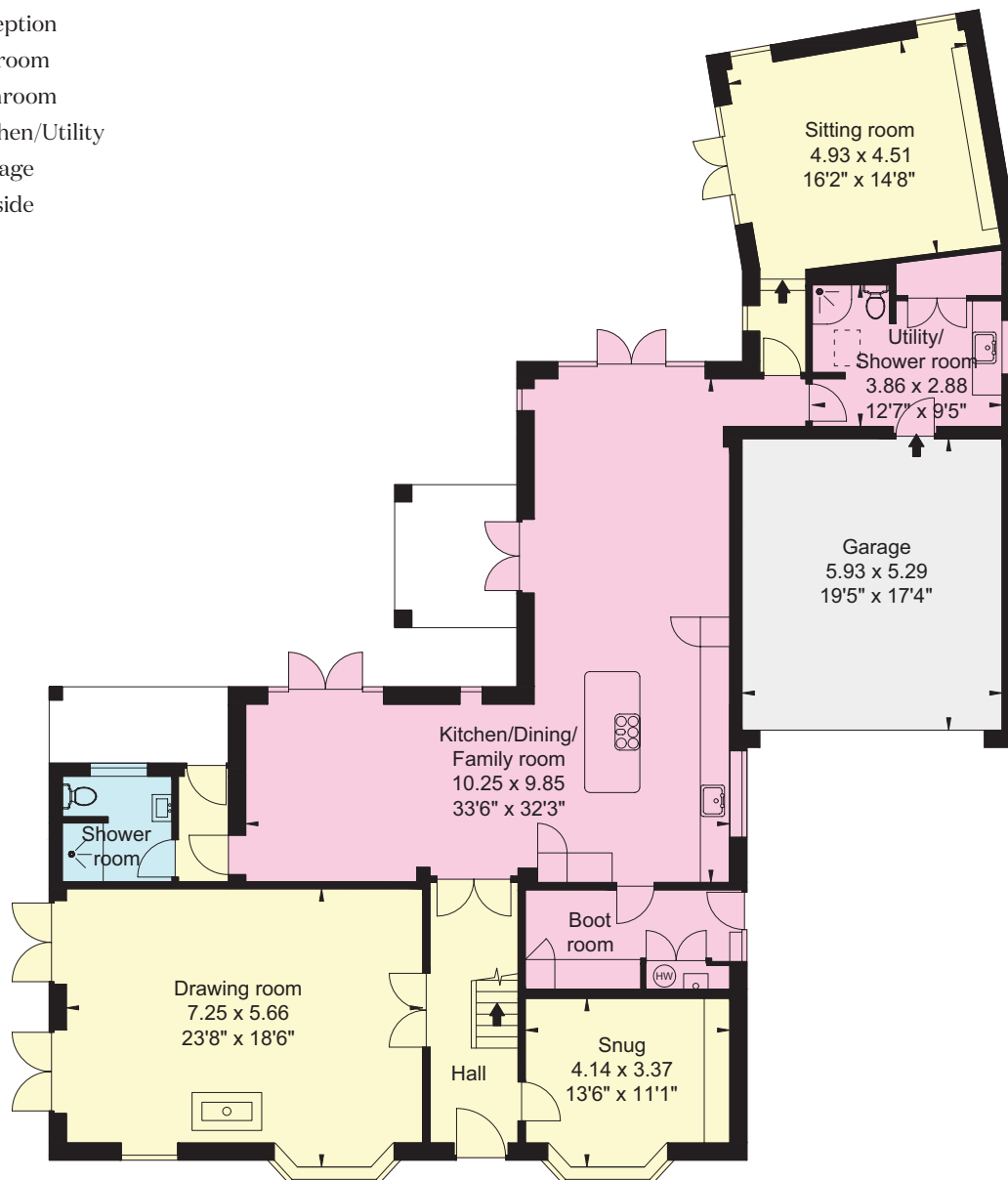
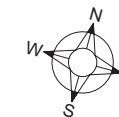
Upstairs, the principal bedroom includes a private balcony, walk-in dressing area, and a large en suite with a freestanding bath and walk-in shower. Bedroom Two also has an en suite and an attached room suitable for use as a nursery, office, or dressing room. Two further double bedrooms share the family shower room.

The gardens include a lawn, raised beds, and a decked terrace with a covered seating area. There is also a gated driveway with parking for several cars, a double garage, an EV charging point, and separate parking for the Shepherd's Hut.

This is a fantastic family property with flexible living space and the added benefit of an income-generating or guest accommodation option.



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



Ground Floor

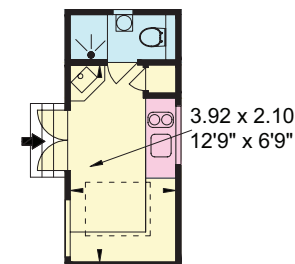
Approximate Gross Internal Area

House: 303 sq m (3,262 sq ft)

Garage: 31 sq m (338 sq ft)

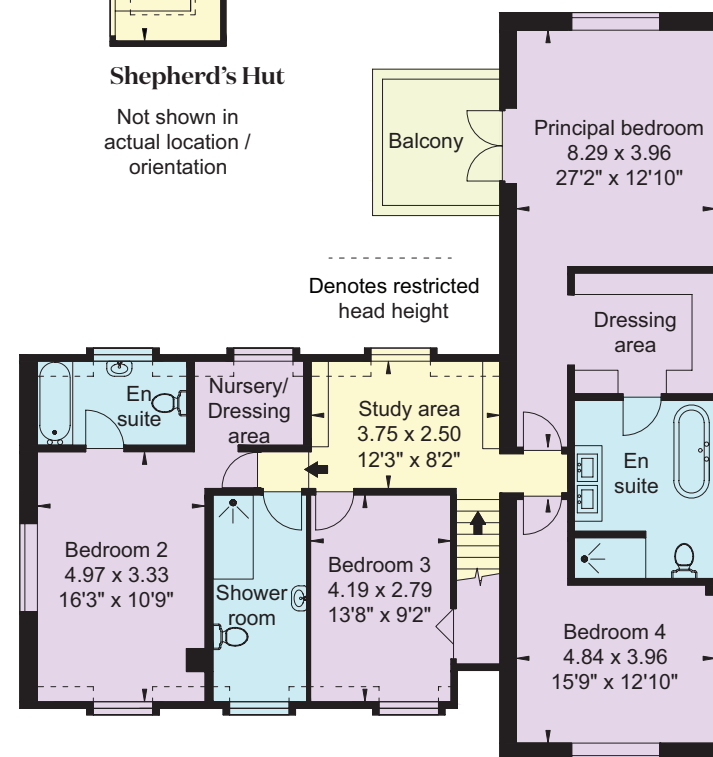
Shepherd's Hut: 10 sq m (108 sq ft)

Total: 344 sq m (3,708 sq ft) inc. restricted head height



Shepherd's Hut

Not shown in actual location / orientation



First 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.



PROPERTY INFORMATION

Services: All mains services are connected to the property. Gas fired central heating.

Directions (CV37 9SF)

What3words: ///[piper.nail.front](https://www.what3words.com/piper.nail.front)

Tenure: Freehold

Local Authority: Warwick District Council

Council Tax: Band E

Viewing: By prior appointment only with the agent.



I would be delighted
to tell you more.

Samantha Bysouth

01789 297735

samantha.bysouth@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

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Date: 25 April 2025
Our reference: STR012506484

Cranford, 36 Luddington Road, Stratford-upon-Avon, CV37 9SF

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,295,000**.

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



KNIGHT FRANK LLP

Enc:

Samantha Bysouth

Associate

+44 1789 206 953

samantha.bysouth@knightfrank.com

Knight Frank, Stratford

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

knightfrank.co.uk

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