






WILTON

Tiddington, Stratford-upon-Avon, CV37 7AQ



A MODERN DETACHED FAMILY HOME ON THE EDGE OF TIDDINGTON VILLAGE.

Built by local developers Temple Oak, the accommodation is arranged over three floors and finished to a high specification.

			EPC
5	4	3	B

Local Authority: Stratford on Avon District Council
Council Tax band: G
Tenure: Freehold
Services: Mains water, gas and electricity are connected to the property.
10-year NHBC warranty. Wet underfloor heating downstairs
and electric underfloor heating in the bathrooms.
Viewing: By prior appointment only with the agents

SITUATION

Wilton is situated on one of Stratford-upon-Avon’s most prestigious roads – Tiddington Road – in the desirable village of Tiddington, just a short walk from the historic town centre.

Tiddington itself offers a fantastic range of amenities, including a Spar with post office, a delicatessen, three popular restaurants, a traditional pub, hotel, community centre, primary school and village hall – making it a vibrant and well-served community.

Just 0.8 miles away is the charming village of Alveston, home to the highly acclaimed Baraset Barn restaurant and a welcoming local pub.

Stratford-upon-Avon, renowned as the home of the Royal Shakespeare Company, offers an excellent selection of shopping, dining and leisure facilities and serves as the cultural heart of the region. The area boasts a wide choice of schools, including state, grammar and independent options.

For commuters, Warwick Parkway Station (approx. 10 miles) offers regular services to London Marylebone, while nearby Stratford-upon-Avon and Stratford Parkway stations provide easy connections to Birmingham and beyond.

DISTANCES

Stratford-upon-Avon 1.5 miles, Stratford train station 2 miles, M40 (J15) 7 miles, Warwick Parkway Station and Warwick 10 miles, Leamington Spa 12.5 miles, Birmingham 30 miles, (distances and time approximate).



THE PROPERTY

Wilton is a beautifully appointed and spacious family residence set over three floors, located on Tiddington Road – one of the most sought-after addresses in the area.

Upon entering the property, a welcoming entrance hallway with quality laminate flooring sets the tone for the rest of the home. The hallway leads to a cloakroom with fitted cupboards, a WC, and an understairs storage cupboard, ideal for everyday family use. To the front of the property is a bright and spacious drawing room with a gas fireplace and a large window providing a pleasant outlook. The original garage has been partially converted to provide an additional reception room, currently used as a playroom, offering valuable flexibility for growing families or those seeking extra living space.

The heart of the home is the impressive open-plan kitchen, dining and family room, which spans the rear of the property and opens onto the garden through two sets of bifold doors. This stunning space is flooded with natural light thanks to a large roof lantern and has been designed with both entertaining and everyday living in mind. The kitchen is fitted with a wide range of contemporary units, quartz worktops and a large central island. There are two integrated AEG ovens, a microwave, gas hob, a Miele dishwasher, a full-height fridge and freezer, and a wine fridge. Adjacent to the kitchen is a well-equipped utility room with additional storage, sink, Worcester Bosh central heating boiler and space for a washing machine and dryer, with a door providing access to the side of the house.

There is underfloor heating throughout the ground floor, with each room separately zoned.

On the first floor, the principal bedroom overlooks the rear garden and benefits from a dressing room and an en suite shower room. Two further double bedrooms share a stylish Jack-and-Jill shower room, while a separate family bathroom serves the remaining double bedroom. All bathrooms are fitted with high-quality Geberit sanitary ware and feature illuminated mirrors.

The second floor provides eaves storage on the landing, an additional double bedroom, a separate dressing room, currently used as an occasional bedroom six, and an en suite shower room – an ideal private suite for guests, teenagers, or live-in relatives.



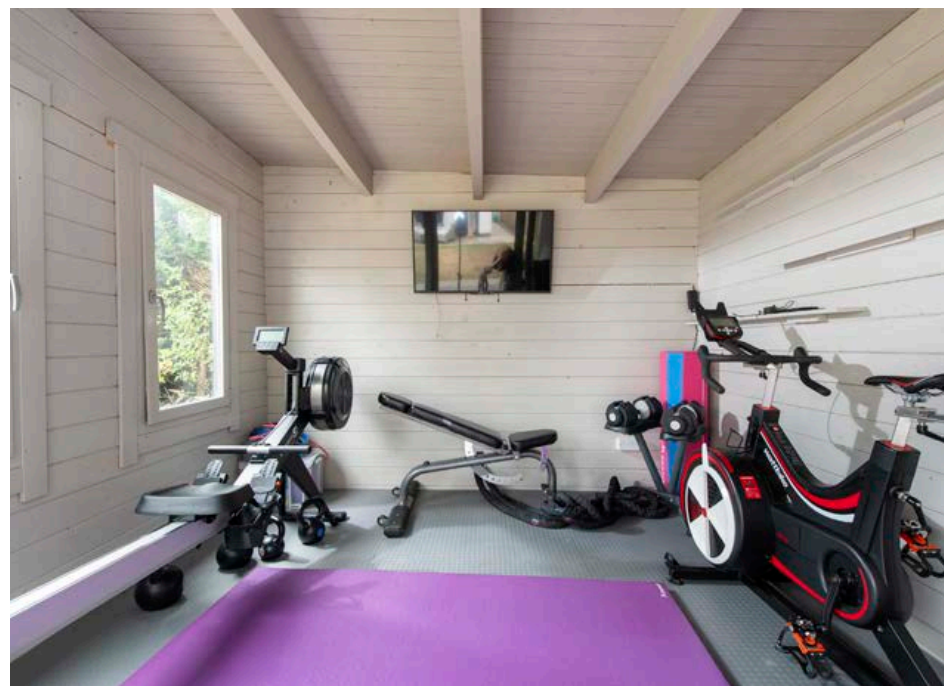


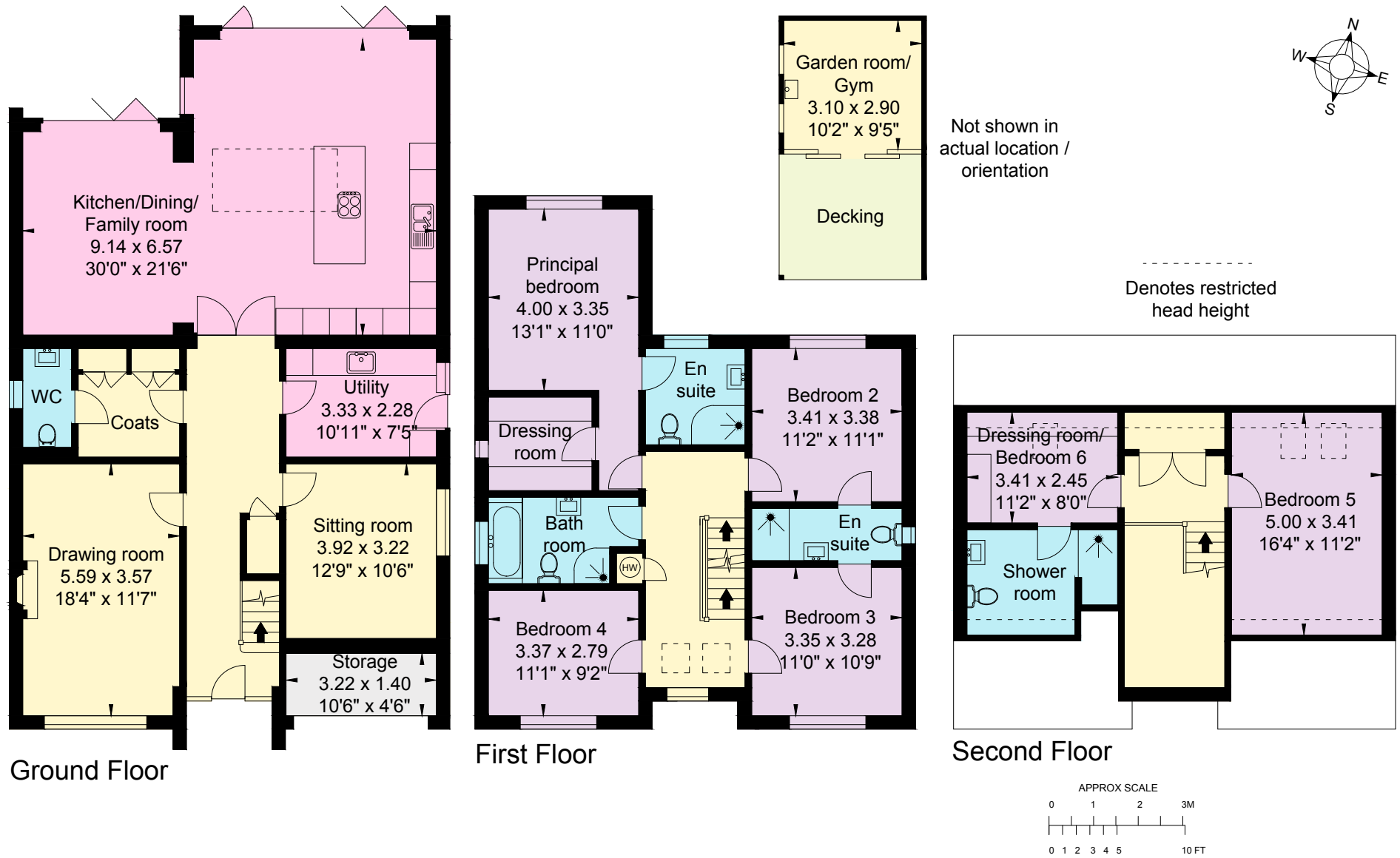
OUTSIDE

The house is set back from the road behind electric gates, providing privacy and a sense of arrival. A block-paved driveway offers ample parking for several vehicles, alongside a small lawned fore garden and useful external storage in the retained section of the original garage. There is a Zappi 7kW electric vehicle charging point.

The rear garden is particularly well-established for a property of this age, offering a peaceful and private space to relax or entertain. A large patio area runs the full width of the house, while the remaining garden is laid to lawn with well-stocked herbaceous borders.

A summerhouse is tucked neatly into the far corner of the garden and is currently used as a gym, though it would make an ideal home office. A covered veranda attached to the summerhouse offers additional sheltered seating space. There is gated access to both sides of the property.





Approximate gross internal floor area:
House: 264 sq m / 2,842 sq ft
Garden room: 9 sq m / 97 sq ft
Total: 273 sq m / 2,939 sq ft
(inc. restricted head height)

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.

We would be delighted
to tell you more.

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Date: 11 September 2025
Our reference: STR012533281

Wilton, Tiddington Road, Tiddington, Stratford-upon-Avon, CV37 7AQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,195,000

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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V4.3 Sep 24