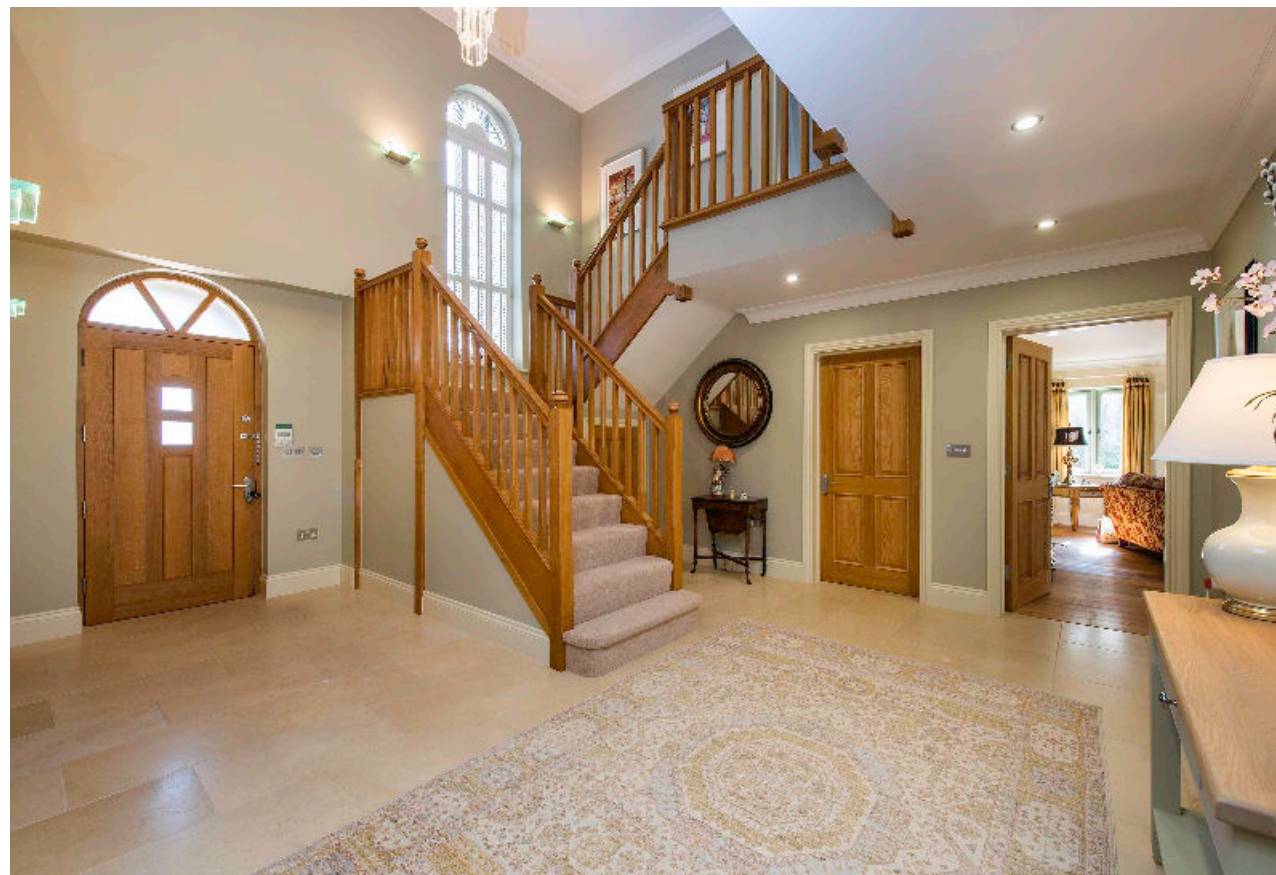


A large, modern house with white walls and red brick accents. The house features a central entrance with a brick archway and a wooden door. To the left of the entrance is a bay window with a tiled roof. To the right are two large arched garage doors. The house has multiple windows with blue frames and arched brickwork above them. The front garden is green with some flowering plants, and a paved driveway leads to the garage.

Greensleeves Dark Lane Tiddington



A substantial family home in a sought-after location.



Stratford-upon-Avon 1.5 miles, Stratford train station 2 miles, M40 (J15) 7.5 miles, Warwick Parkway Station and Warwick 10 miles, Leamington Spa 12.5 miles, Birmingham 30 miles

(distances and time approximate)







Tiddington is a popular village located 1.5 miles from the thriving town of Stratford-upon-Avon. The village has a number of shops for everyday requirements including a Spar shop with post office, three restaurants, public house, hotel, community centre, primary school and village hall. The renowned Baraset Barn is 0.8 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 cultural centre of the region. In the town and surrounding area there are 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 Property

Located in a quiet position in the heart of Tiddington, Greensleeves is a stunning and sizable family home totalling 5,750 sq. ft. on a generous 0.37 acre plot. Built in 2011 by local builders Sibbasbridge, it was designed to be eco-friendly and energy efficient with low running costs. The spacious and well-designed accommodation suits modern day living and has been finished to an exceptional level.

The property is entered via an entrance porch with front door opening into a large double height entrance hallway with limestone flooring and an oak staircase rising to the galleried landing. Reception rooms radiate off the hallway and include a study with front aspect. A large dining room sits at the front of the house with a box bay window and adjacent is the drawing room with dual aspect, Chesney multifuel stove with limestone surround and bi-fold doors. Fully insulated integrated double garage with remote controlled doors and 16 amp supply.

The hub of the house is the spacious open plan kitchen/breakfast/family room which overlooks the garden. Three pairs of French doors open onto the terrace and limestone flooring continues into the kitchen/breakfast area. Bi-fold doors run the width of the room with space for a large dining table and a further set of French doors also give access to the garden. The kitchen features a range of units, granite worktops, Rangemaster cooker, central island with Bosh combi oven and space for an American fridge/freezer. Located just off the kitchen is the utility room which features further units, ceramic sink and space/plumbing for a washing machine, separate dryer and wine fridge.

The master suite is impressive with a vaulted ceiling, electrically operated Velux with blinds, balcony, dressing room with hand painted wardrobes and an en suite bathroom. The en suite features a shower and his and her basins. There are two generous double bedrooms which both have en suites and the two further double bedrooms share the family bathroom.

The second floor stretches the width of the house and has a multitude of uses. The current owners have the space configured as an office, living area, gym and bedroom with en suite shower room. This versatile space would suit teenagers or a dependent family member wanting their independence.

All of the bathrooms have dual electric hot water towel rails and there are TV and data points in all bedrooms.









Garden

There is plenty of outdoor space and a large sunken terrace is perfect for al fresco dining. The garden enjoys a west facing aspect with a large lawned area surrounding a Beech tree. A Crane shed sits in the rear corner of the garden and there is gated access to the side of the property.

Services

Mains water, gas and electricity are connected to the property. Mains drainage with a sump pump. Private build insurance in place until March 2022. Discreet solar panels provide the majority of the hot water in the summer months. The property has zoned underfloor heating on the ground floor and the first and second floors have radiators. CAT 5 wired throughout the house.

Directions

From Stratford-upon-Avon take the B4068 towards Wellesbourne. As you enter Tiddington village, take the first left onto Dark Lane and Greensleeves is the third property on the left hand side.

Local authority

Stratford on Avon District Council - Band H.

Viewing

By prior appointment only with the agents.







Greensleeves Tiddington



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 498 sq m (5,360 sq ft)
Double Garage: 36 sq m (390 sq ft)
Total: 534 sq m (5,750 sq ft)
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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 text of the Particulars.



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Connecting people & property, perfectly.

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