



51 Tiddington Road
Stratford Upon Avon | Warwickshire | CV37 7AF

FINE & COUNTRY

51 tiddington Road

An extremely rare opportunity to acquire an enviable building plot on one of the most sought-after roads in the Midlands. With river frontage on Tiddington Road, a short walk into Stratford upon Avon town centre, William Shakespeare's hometown - Full planning consent has been granted to create the most amazing home offering 9,332 sq. ft. of incredibly well-designed living space including five double bedrooms, 6 bathrooms, a leisure complex including a 17-metre swimming pool, gym, sauna, steam room, and changing/shower room. The property boasts a luxurious living space with glass terraces and views of the beautiful River Avon. Please see planning reference 21/00426/FUL.

LOCATION

51 Tiddington Road is located on one of the most prestigious roads in Stratford-Upon-Avon. Tiddington village, which is within walking distance to the town centre, has a shop, delicatessen, award-winning Indian restaurant, Chinese restaurant, and Pub.

Alveston Village is a stone's throw away with the very highly regarded Baraset Barn restaurant and village pub.

Stratford-Upon-Avon is internationally famous for being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars, and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, a swimming pool, and a leisure centre. The M40, Junction 15, is seven miles away and provides access to Birmingham to the north, London to the south, and the national motorway network.

Warwick and Leamington Spa are less than a ten-minute drive away and Birmingham International airport is under 30 minutes. Leamington and Warwick both provide a direct train service to London, as well as additional shopping facilities and schooling.

The Cotswolds are within striking distance of the town. The area is well served by schools including The Croft Prep School, King Edward Grammar School for Boys, Shottery Grammar School for Girls and Stratford High School.

Plot of in all about 0.5 acre.

Please note that the attributes relate to the finished house.

- Highly desirable location
- 5 bedrooms & 5 bathrooms
- 4 reception rooms
- Swimming Pool & home gym
- Garden & potential boat house (STPP)
- Stunning riverside views
- Walking distance to Town centre
- Mature 0.50 acre plot
- Private Parking & garaging
- Superb amenities and transport links

Services

It is understood that the property can be connected to all mains services.

Local Authority - Stratford-Upon-Avon district council

Viewing Arrangements Strictly via the vendors' sole agents Fine & Country on 01789 332600.

Website For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours:

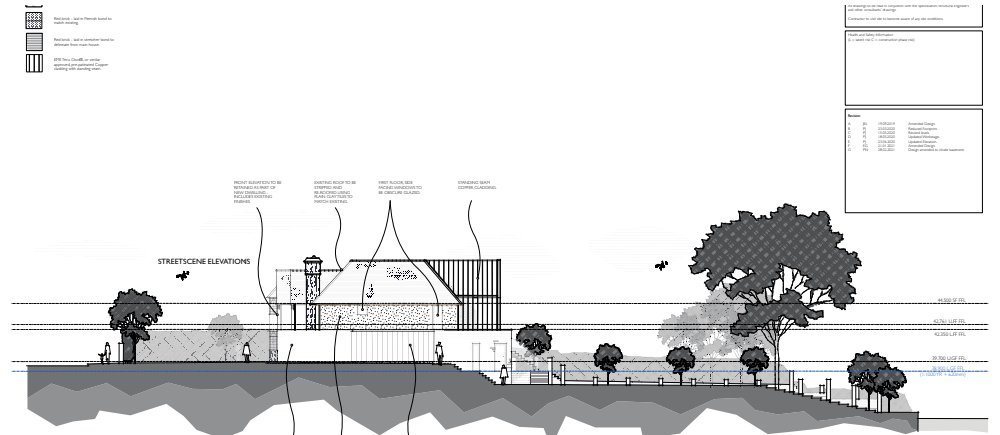
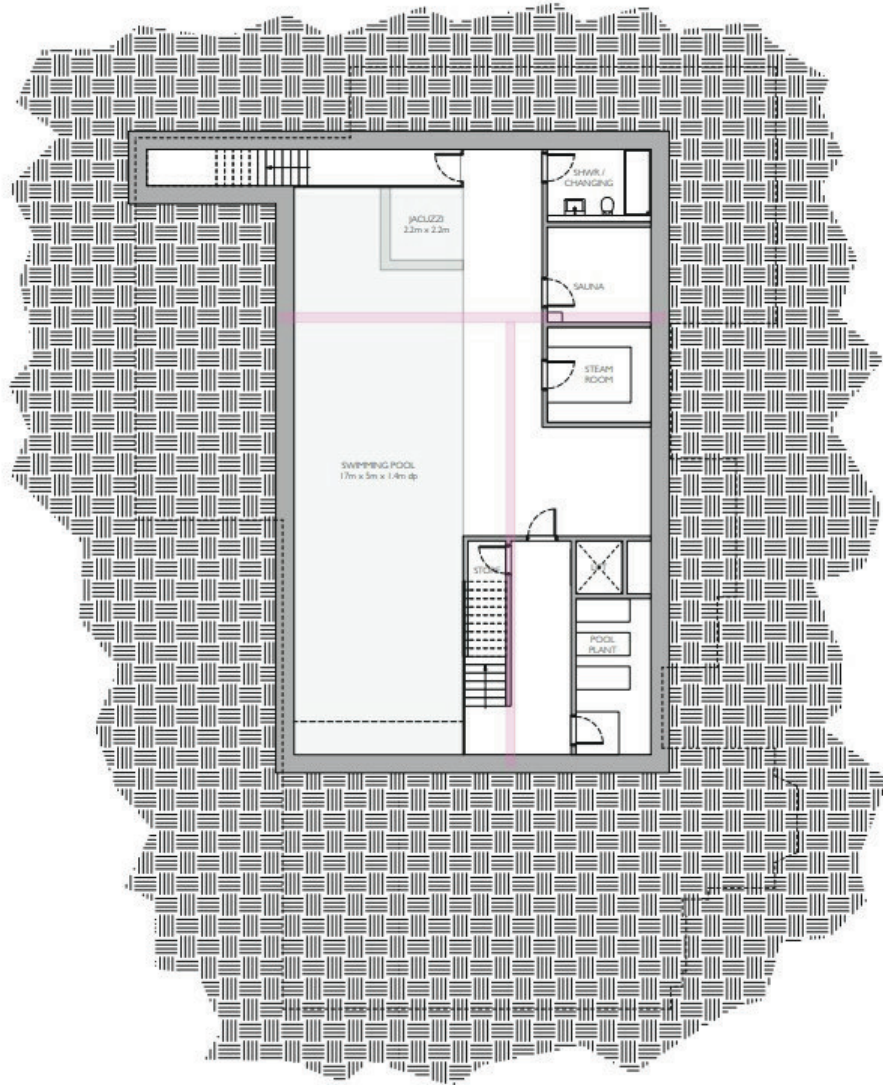
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments available upon request

Directions - The postcode to the property is CV37 7AF

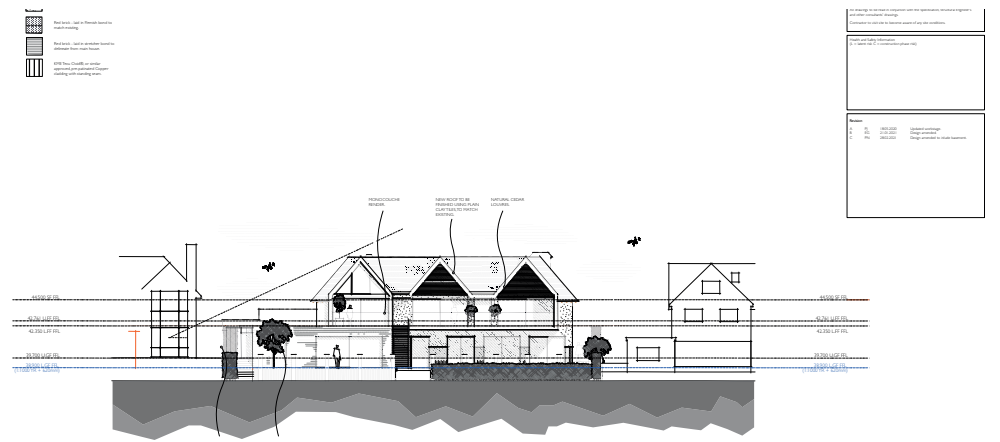
Disclaimer

Computer-generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.

Basement Plan



**NORTH EAST ELEVATION (SIDE) AS PROPOSED
DETAILED DESIGN (PLANNING)**



**NORTH WEST (REAR) ELEVATION AS PROPOSED
DETAILED DESIGN (PLANNING)**

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Project Name: Client: Location: Date:	Architect: Designer: Project Manager: Date:

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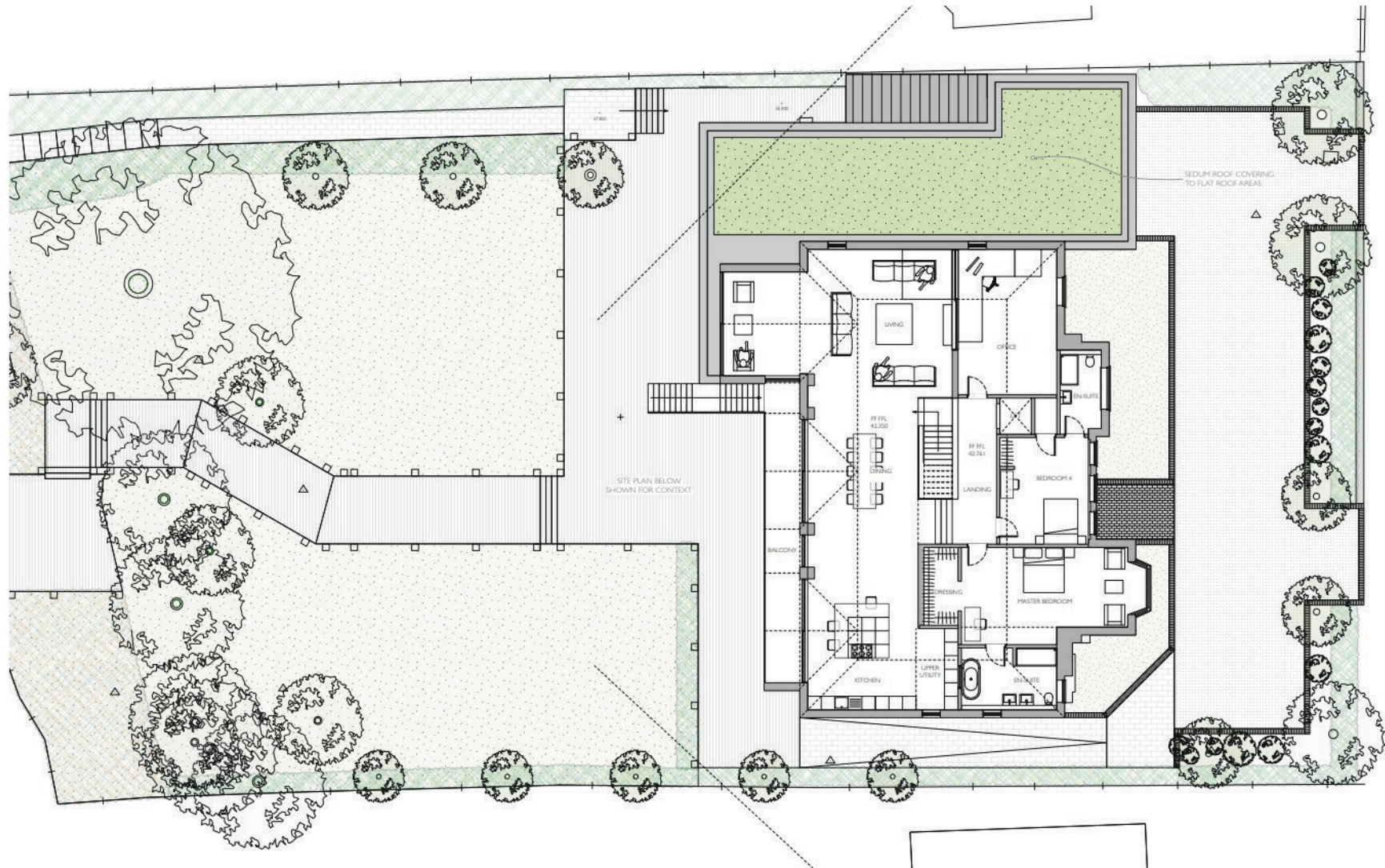
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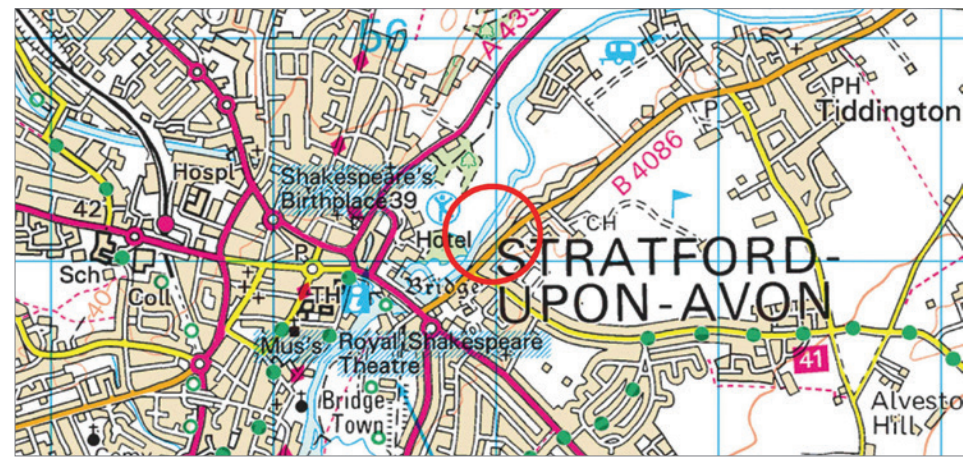
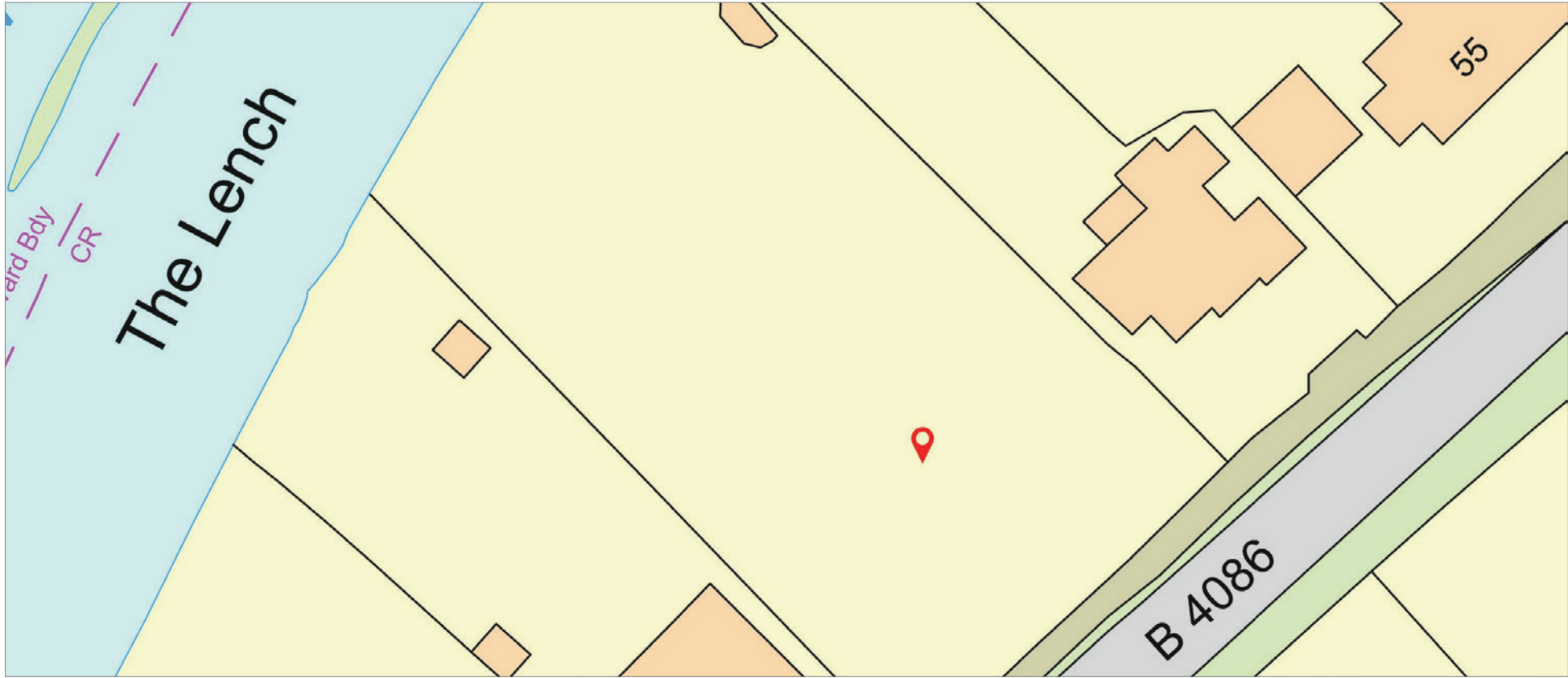
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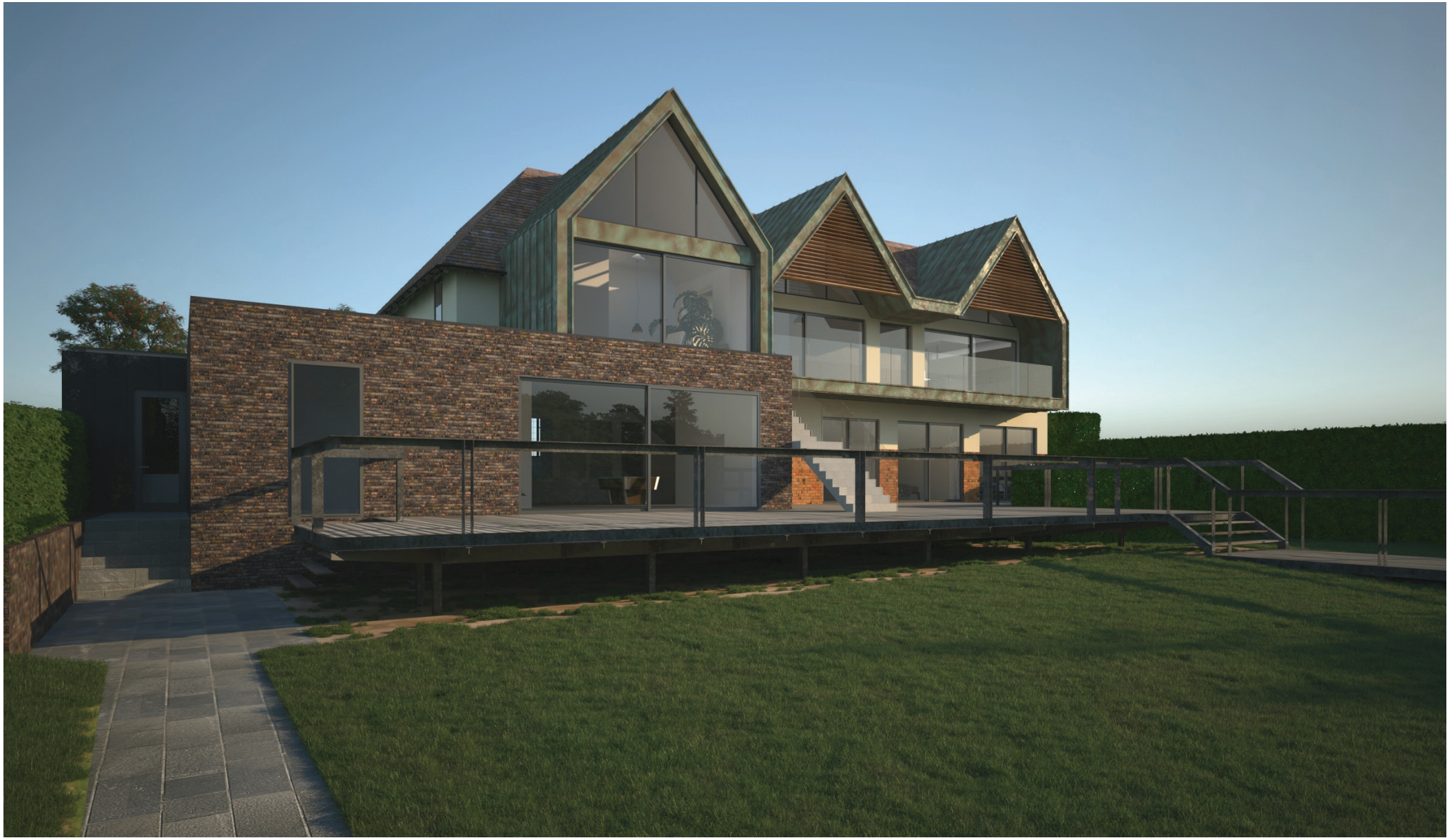
Ground Floor Plan



First Floor Plan







Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 23.11.2023





JAMES PRATT

PARTNER AGENT

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