



River Edge, 4 Avoncliffe
Main Street | Tiddington | Stratford-upon-Avon | CV37 7AS

FINE & COUNTRY

Fabulous location for this detached home backing onto the river Avon with stunning views beyond.

Accommodation Summary

A wonderful opportunity for a new owner to modernise and potentially develop this family home.

The entrance vestibule opens to the spacious main hallway.

The drawing room has bay windows to the front and French doors to the garden room which has French doors to the rear and enjoys the superb views. A dining room leads into the kitchen overlooking the rear garden and there is a separate utility area from which you can access the garage.

There is a sitting room/study and a downstairs cloakroom.

Upstairs are four bedrooms and a family bathroom. The main suite enjoys a dressing room and en-suite bathroom.

Outside

An expansive driveway provides plenty of parking and leads to a double garage. The rear gardens are mature and secluded with access down to the river and amazing countryside views. In all about half an acre.











Location

Tiddington is a popular village with a few shops, post office, local pubs and eateries. It is just over a mile to Stratford-upon-Avon. (All times and distances are approximate)

Services

Mains drainage, water, gas and electricity.

Main Phone Coverage

4G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability

Superfast broadband appears to be available in the area. We advise you to check with providers.

Local Authority

Stratford-on-Avon District Council.

Property Tenure: Freehold

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01789 332600.

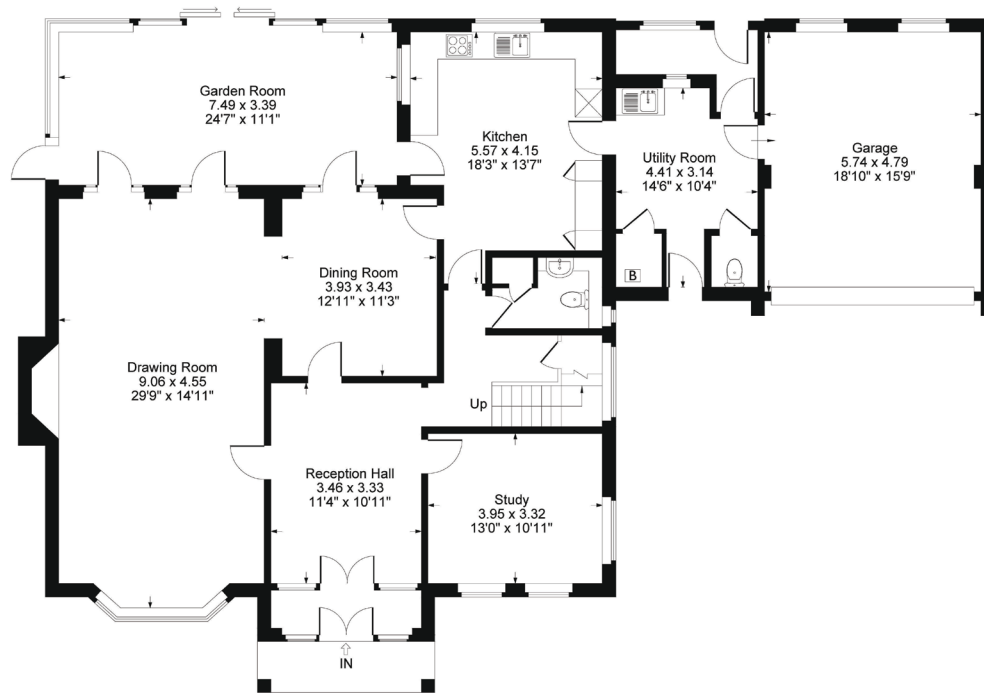
Website

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

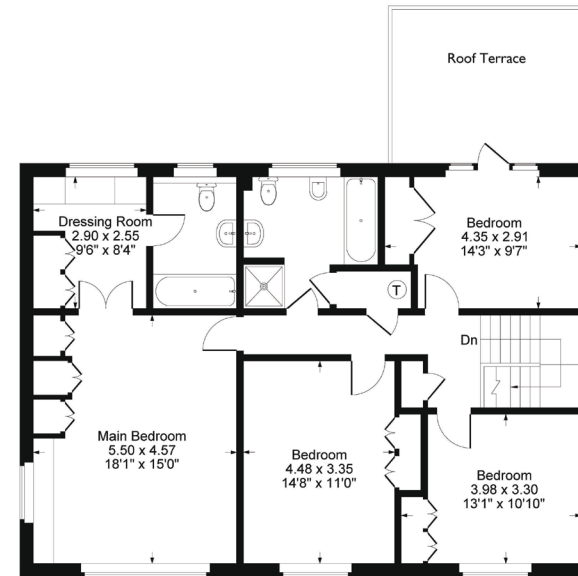
Directions

From the village centre proceed east on Main Street where Avoncliffe will be on your left before reaching Alveston Road.





Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 172.15 sq m / 1853 sq ft
 First Floor = 103.83 sq m / 1118 sq ft
 Garage = 27.54 sq m / 296 sq ft
 Total Area = 303.52 sq m / 3267 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854, VAT Reg No 178445472. Registered Office: 5 Regent Street, Rugby, CV21 2PE. Printed 17.04.2024



Fine & Country
Nigel Plaskett | Partner Agent
Tel: +44 (0)1789 332 600 | 07807 392202
nigel.plaskett@fineandcountry.com
Elizabeth Court, Church Street, Stratford-upon-Avon, Warwickshire CV37 6HB

