



53 Tiddington Road
Stratford-upon-Avon | Warwickshire | CV37 7AF

STEP INSIDE

53 Tiddington Road

Only a short walk from Shakespeare's historic town centre, on one of Warwickshire's most desirable roads this stunning detached four-bedroom home has a beautiful open plan kitchen, living and dining area which opens onto a generous garden leading down to the river with mooring rights.

Ground Floor

The beautiful timber front entranceway leads to a spacious and light hallway, with guest cloakroom, which flows seamlessly into the rear open plan kitchen, dining and living area with views out over the garden to the river beyond.

The family room spans the width of the rear of the property and is flooded with light from a feature wall of glazed patio doors and floor to ceiling windows making the most of the fantastic views. A single step up and to the left leads round to the dining room which is currently used as a games room with exposed wooden beams, a window to the front and a door leading back to the hallway.

The stunning shaker style kitchen to the right of the family room features large picture windows to the side, an island with induction hob and extractor above, double ovens and bifold doors leading out into the rear garden. A handy utility room is located to the side of the kitchen with bespoke built in storage, external access to the side of the property and a separate w/c.

The front of the property also benefits from a generous sized sitting room with wooden floors, exposed wooden beams, a large bay window and an open fireplace.







First Floor

A switchback staircase with a large half landing and large picture windows, leads to the first floor. The generous sized main bedroom with bay window overlooking the river at the back of the house benefits from a spacious ensuite shower room and walk in wardrobe/storage area. Another generous sized double bedroom with bay window to the front also benefits from an ensuite shower room. Bedrooms three and four are serviced by the large family bathroom, with separate walk-in shower and freestanding bath.





Outside

The gravel driveway to the front of the property and the single garage provides for ample off-street parking.

The rear garden can be accessed from a side gate at the front or through the open plan kitchen, living and dining area which lead to a patio area with steps down into the generous sized garden. The garden is mainly laid to lawn with mature tree and shrub borders. A large patio at the rear of the garden enjoys views over the river and countryside beyond and steps lead down to a mooring point on the river.





LOCATION

The property is located on the River Avon with access to Luddington, Welford and beyond and is within appropriately 10 minutes walk from Stratford-Upon-Avon town centre and the Royal Shakespeare Theatre.

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 an excellent 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 Spa 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, Shotton Grammar School for Girls, and Stratford High School.





Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains electrics, water, drainage, and gas central heating.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - FTTP - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Tenure - Freehold

Directions - Postcode: CV37 7AF / what3words: ///cloud.softly.finishing

Local Authority: Stratford-on-avon

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103

Website

For more information visit F&C <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours

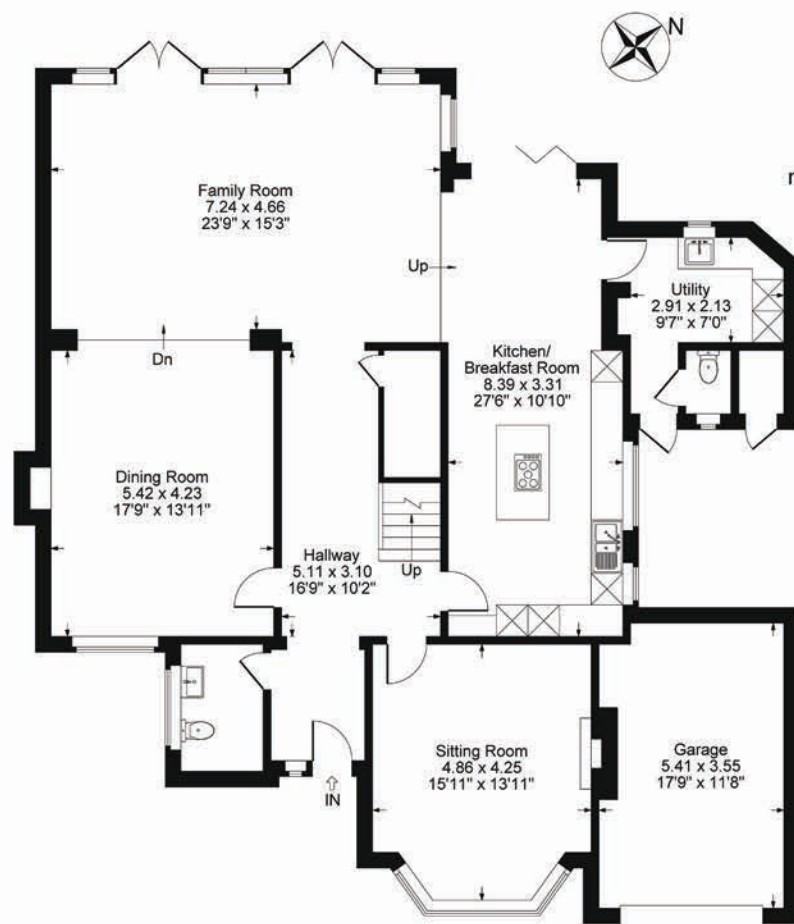
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

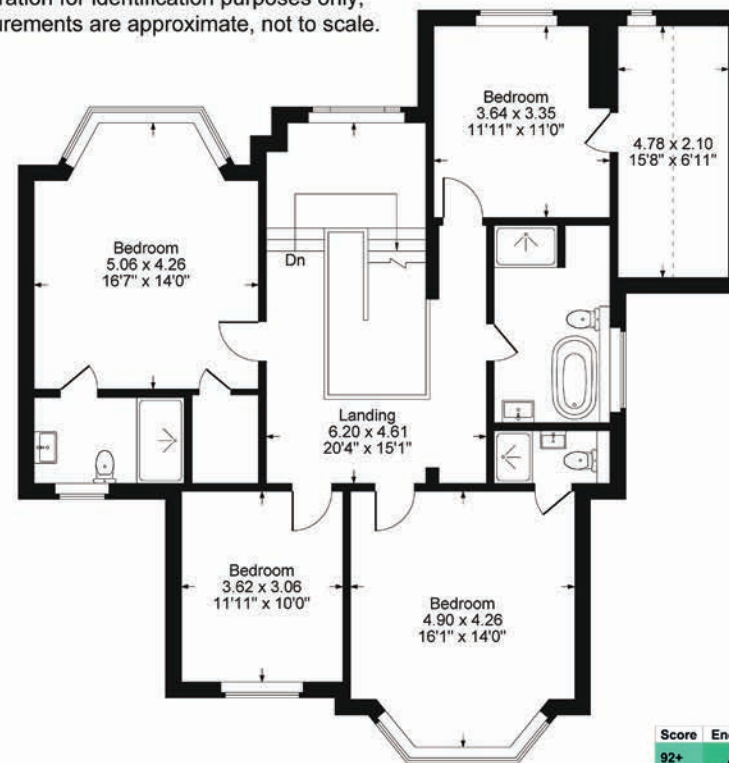
£ 1,250,000





Ground Floor

Approximate Gross Internal Area
 Ground Floor = 145.71 sq m / 1568 sq ft
 First Floor = 121.19 sq m / 1305 sq ft
 Garage = 18.74 sq m / 202 sq ft
 Total Area = 285.64 sq m / 3075 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

PRS Property Redress Scheme

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