NEW STREET
TIDDINGTON CV37 7DA

FOR STARTERS

4 | 2 | 2

OFFERS IN EXCESS OF £670,000

MAIN COURSE

Situated in the highly sought-after location of Tiddington, this contemporary and individually designed four-bedroom detached home exemplifies modern family living. Meticulously renovated by the current owners, this property seamlessly blends practicality with style, featuring the much-desired open-plan kitchen, dining, and family room. A large southwest-facing rear garden, ample driveway parking for several vehicles, and a garage enhance the exterior appeal of this residence.

Upon entering, the feature vaulted porch in the light and airy entrance hallway immediately impresses. This welcoming space offers access to all ground floor rooms and includes a convenient courtesy door to the garage. Thoughtfully designed, the hallway also features a useful shoe cupboard and additional cloaks cupboard, ideal for all your storage needs. The front-facing lounge is both spacious and inviting, with a focal fireplace and ample room for sofas.

The heart of the home is the U-shaped open-plan kitchen, living, and dining area, occupying the entire rear of the property and offering a breathtaking view of the garden. This space is bathed in natural light, courtesy of the feature vaulted ceiling with Velux windows. The lounge area, with its feature log burner, creates a warm and inviting atmosphere, while the dining area easily accommodates a large dining table, perfect for entertaining family and friends. The kitchen boasts a range of cream shaker-style units, complemented by a Range-style cooker and integrated appliances, including a dishwasher fridge and freezer. Adjacent to the kitchen is a practical utility room with a separate side entrance and a handy downstairs toilet.

Upstairs, the property continues to impress with four good sized bedrooms arranged around a large landing. The main bedroom benefits from an en-suite shower and built-in storage, while bedroom two also features built-in

wardrobes. A family bathroom, complete with a bath, serves the remaining bedrooms.

Outside, the property does not disappoint. The large, sunny southwest-facing garden is completely private, mainly laid to lawn, and includes a decked seating area and a summer house. There is gated access to both sides of the property giving access to the front. To the front, a spacious driveway provides parking for up to four vehicles and grants access to a single garage with an up-and-over door.

Finished to a high standard with no expense spared, this exceptional home is within walking distance of Tiddington's charming pubs, restaurants, shops, and local primary school, making it the perfect family abode.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - F

EPC
Band - C

South West Facing
Garden

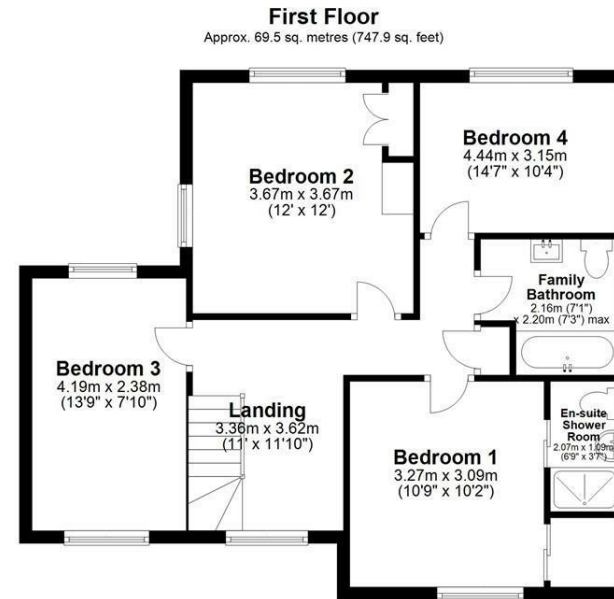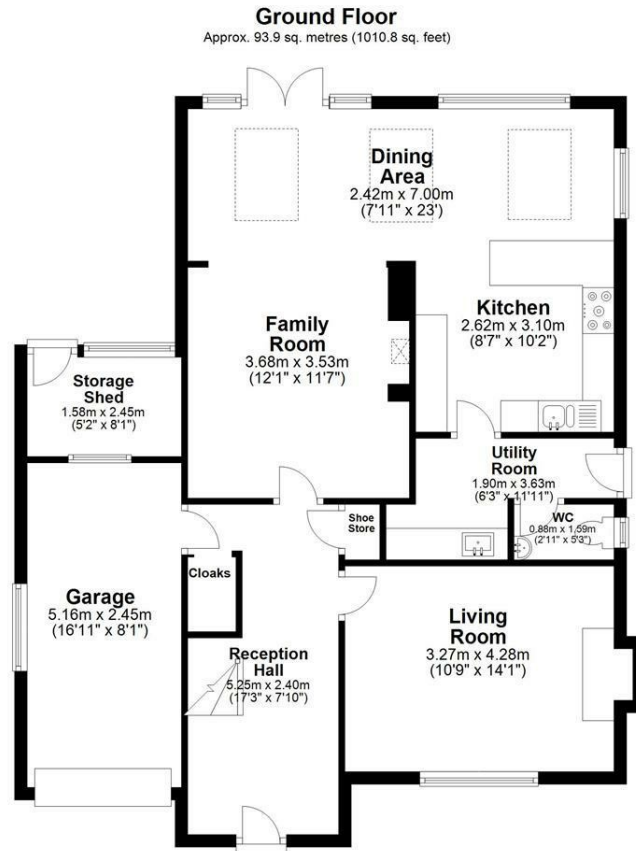Mains Services
Gas, Electric &
Drainage

Heating System
Gas Central Heating

Alveston Primary
School

WHY NOT TAKE
A LOOK INSIDE?
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01789 414222

Ground Floor
Approx. 93.9 sq. metres (1010.8 sq. feet)

Dining Area
2.42m x 7.00m
(7'11" x 23')

Kitchen
2.62m x 3.10m
(8'7" x 10'2")

Family Room
3.68m x 3.53m
(12'1" x 11'7")

Storage Shed
1.58m x 2.45m
(5'2" x 8'1")

Utility Room
1.90m x 3.63m
(6'3" x 11'11")

WC
0.88m x 1.59m
(2'11" x 5'3")

Shoe Store

Garage
5.16m x 2.45m
(16'11" x 8'1")

Cloaks

Reception Hall
5.25m x 2.40m
(17'3" x 7'10")

Living Room
3.27m x 4.28m
(10'9" x 14'1")

First Floor
Approx. 69.5 sq. metres (747.9 sq. feet)

Bedroom 2
3.67m x 3.67m
(12' x 12')

Bedroom 4
4.44m x 3.15m
(14'7" x 10'4")

Family Bathroom
2.16m (7'1")
2.20m (7'3") max

Bedroom 3
4.19m x 2.38m
(13'9" x 7'10")

Landing
3.36m x 3.62m
(11' x 11'10")

En-suite Shower Room
2.07m x 1.09m
(6'9" x 3'7")

Bedroom 1
3.27m x 3.09m
(10'9" x 10'2")

Total area: approx. 163.4 sq. metres (1758.7 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.