



Carters Lane , Tiddington

Stratford-upon-Avon, CV37 7AP

Jeremy
McGinn & Co 

Offers Over £235,000



A chance to acquire a truly charming and stylish cottage, positioned within a quiet lane in the heart of the popular village of Tiddington. Tiddington lies just 1.5 miles from Stratford upon Avon and boasts a wealth of local amenities including a shop, pub, range of restaurants and a good bus route.

The cottage offers extended accommodation with further potential for development, due to having footings within the foundations of the extension to withhold a first floor, subject to necessary consents.

At present, the property comprises a contemporary open plan ground floor; with a modern kitchen, central island and bi-folding doors leading out to the garden. The ground floor also benefits from a cosy sitting room with feature fireplace and log burner, and useful utility & storage area.

To the first floor, the property offers a very generous double bedroom, with a fantastic dressing area. Previously being two bedrooms this space could be converted back, with relative ease if necessary. There is also a bathroom, with shower over bath, sink, WC and airing cupboard.

Outside is a delightful walled garden, with a stylish pergola and patio area perfect for outside dining, raised lawn and planting. Of special note, the cottage also benefits from a detached brick-built outhouse, currently utilised as storage space, with WC and store, but has the potential to be converted into home office or secondary reception space.





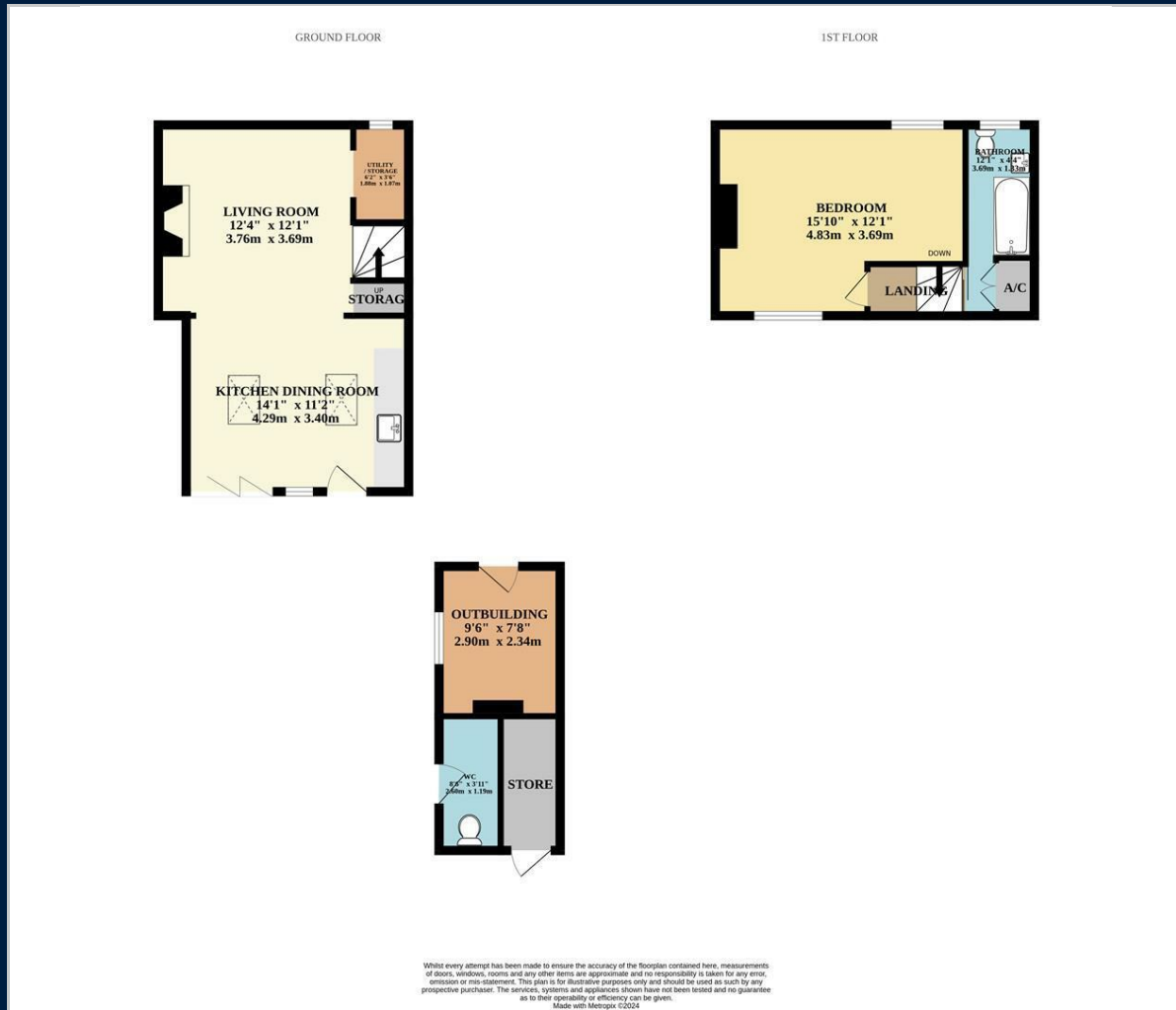
Tax Band: C

Council: Stratford District Council

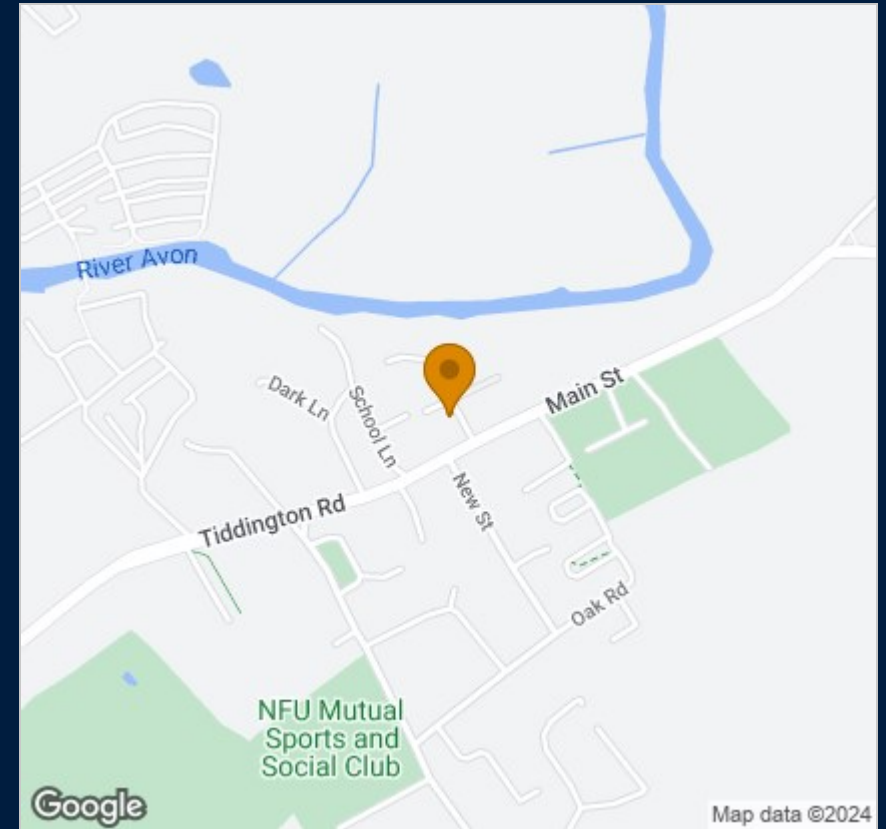
Tenure: Freehold

Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre and attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. The town is ideally placed for access to the M40, other major road and rail networks, and Birmingham International Airport.

Floor Plan



Map



Energy Performance

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
 Tel: 01789 868168 Email: stratford@jeremymcginns.com www.jeremymcginns.com