

EDWARDS

ESTABLISHED 2007

# MONROE DEVIS CLOSE
# STRATFORD-UPON-AVON CV37 7DL

# FOR STARTERS

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## ASKING PRICE
## £350,000

# MAIN COURSE

Situated in the highly sought-after village of Tiddington, this fantastic two double bedroom home is currently held under a shared ownership arrangement but is being offered for sale with 100% full ownership, providing an excellent opportunity for buyers looking to purchase the entire property. Ideal for first-time buyers, downsizers or anyone looking for a modern, low-maintenance home with surprisingly generous outdoor space, this property is only five years old and offers all the benefits of a modern home, whilst its particularly impressive wrap-around plot sets it apart from many other two-bedroom properties.

The property is also double fronted, which is a real rarity for a home of this size, creating an attractive frontage and giving the house a lovely presence from the road. To the front, a generous driveway provides excellent off-road parking, while to the left is a substantial fore garden laid mainly to lawn. There is also potential, subject to any necessary permissions, to create additional parking if required.

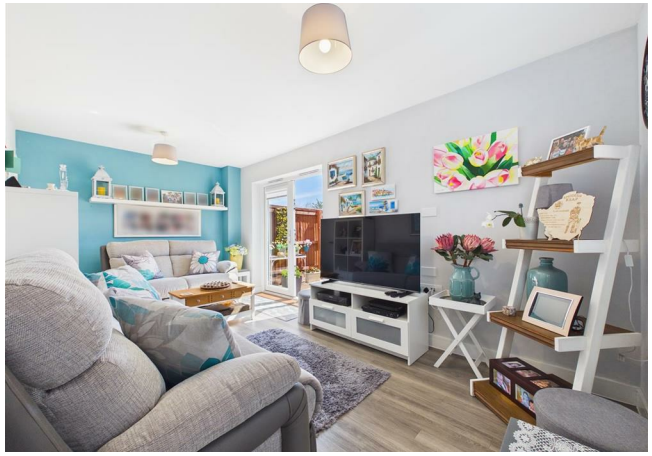
Stepping inside, you are welcomed into a bright and well-proportioned entrance hallway, with all of the principal rooms leading from here. Immediately to the left is a useful downstairs WC, while the staircase sits centrally within the hall.

The kitchen/dining room is a particularly lovely space, featuring a modern range of grey gloss wall and base units, complemented by integrated appliances. Two windows provide plenty of natural light, and there is ample room for a dining table, making this a fantastic room for everyday meals and entertaining. The modern finish and generous proportions give the room a lovely contemporary feel.

To the opposite side of the property is the spacious living room, which occupies the full width of the right-hand side of the home. There is plenty of room for a good selection of furniture, while large patio doors open directly onto the garden, creating a wonderful connection between the living space and outside. A large useful storage cupboard beneath the stairs provides additional household storage as well as a utility area.

Upstairs, the accommodation is equally impressive, with two fantastic double bedrooms. Both rooms are large enough to comfortably accommodate double bedroom furniture, meaning either could easily work as the principal bedroom depending on your preference.







The first bedroom benefits from its own mini walk-in wardrobe, providing excellent storage, as well as a modern en-suite shower room. The second bedroom is equally generous in size and offers plenty of flexibility for guests, a home office or simply a spacious second bedroom. Completing the first floor is a modern, light and airy family bathroom, finished in a contemporary style and providing everything you would expect from a home of this age.

Outside is where this property really comes into its own. The wrap-around rear garden is exceptionally generous for a two-bedroom home, offering an impressive width and a fantastic amount of outdoor space. The garden is enclosed by attractive walls and features a large patio area immediately adjoining the house, providing the perfect spot for outdoor dining and entertaining.

Beyond the patio is an expansive lawn, giving the garden a wonderful sense of space and making it ideal for relaxing, gardening or simply enjoying the outdoors. There is also a large garden shed which will remain, providing excellent additional storage. A gate provides access around to the front of the property, making the wrap-around plot particularly practical for everyday use.

Overall, this is a fantastic modern home in a desirable Tiddington location, offering much more outside space than you might expect from a two-bedroom property. Come and see for yourself – we highly recommend arranging a viewing to appreciate the size, quality and fantastic plot this property has to offer!

## KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - C

EPC
Band - B

South East Facing

Mains Gas, Electric, Water, Drainage

Gas Central Heating

Alveston C of E Primary
Stratford High School

**WHY NOT TAKE A LOOK INSIDE? GIVE US A CALL 01789 414222**









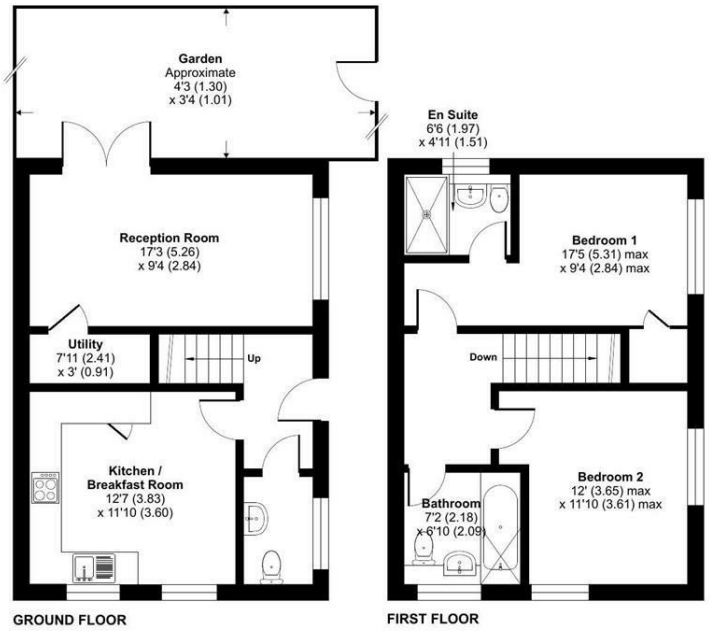




# Monroe Devis Close, Stratford-upon-Avon, CV37

Approximate Area = 874 sq ft / 81.2 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for L&Q Group. REF: 1458251

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