



FOR STARTERS



OFFERS OVER
£575,000

MAIN COURSE

A Beautifully Proportioned & Characterful Four-Bedroom Detached Home in the Heart of Tiddington

Nestled on the ever-popular New Street in Tiddington, this charming four-bedroom detached home offers the perfect blend of period character and modern living. Set within easy walking distance of the picturesque riverside, independent shops, a popular local school, restaurants, and with excellent access to motorway links and Stratford-upon-Avon town centre, the location truly speaks for itself.

From the moment you arrive, this handsome home stands proudly on the street. A driveway provides off-road parking for one small car, while the welcoming front elevation hints at the character to come.

Step inside to a high-ceilinged hallway that immediately sets the tone, full of charm and period detail. To the left, the front reception room exudes elegance with its walk-in bay window, picture rails, fireplace, and tall ceilings, an ideal spot for cosy evenings or more formal entertaining.

Moving through the hallway, you're welcomed into an impressive open-plan kitchen, dining and living area, the real heart of the home. This fantastic space is perfect for family life and entertaining, with plenty of room for a large dining table and seating area, all beautifully lit by large double doors that open onto the garden. The kitchen itself is well-fitted, complete with integrated appliances, generous cupboard storage, and practical worktop space.

Off the kitchen is a versatile second reception room, ideal as a home office, playroom, snug, or guest space, with direct access to the garden and a downstairs WC for added convenience. There is also a large utility area,



access into the remaining portion of the garage. Hidden away beneath the house is a good-sized cellar, ideal for wine storage or general use.

Upstairs, the character continues. A unique galley landing leads to three generous double bedrooms, each with its own charm. One features large fitted wardrobes, another boasts a private terrace overlooking the garden, perfect for morning coffees.. The third benefits from its own hall and a modern walk-in shower room, ideal for guests or older children. The family bathroom is a true highlight, a bright, spacious, and stylish room, complete with high ceilings and a central freestanding bath. The second floor hosts a fourth double bedroom, which includes access to a WC and wash basin, with the potential to be converted into a full en-suite, subject to requirements.

The rear garden is a real showstopper, offering a dedicated patio area for al fresco dining, a long lawn that's perfect for children, pets, or enthusiastic gardeners, and excellent levels of privacy. This is a rare opportunity to secure a substantial and flexible family home in one of Stratford's most sought-after areas. Early viewing is highly recommended.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - E



North East Facing



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



Alveston Primary
Stratford High School

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