

**EDWARDS** 

NEW STREET STRATFORD-UPON-AVON CV37 7DA

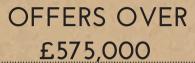
## FOR STARTERS











## 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 fourbedroom 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 soughtafter areas. Early viewing is highly recommended.

## **KEY INGREDIENTS**



Tenure Freehold



Council Tax





North East Facing



Mains Gas, Electric, Water, Drainage



Gas Central Heating



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