



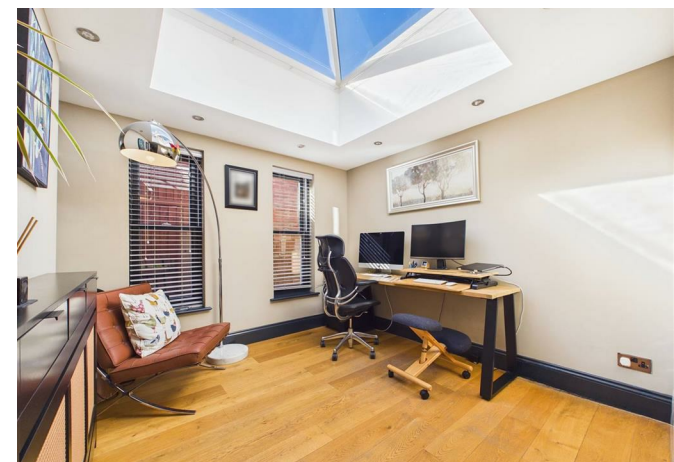
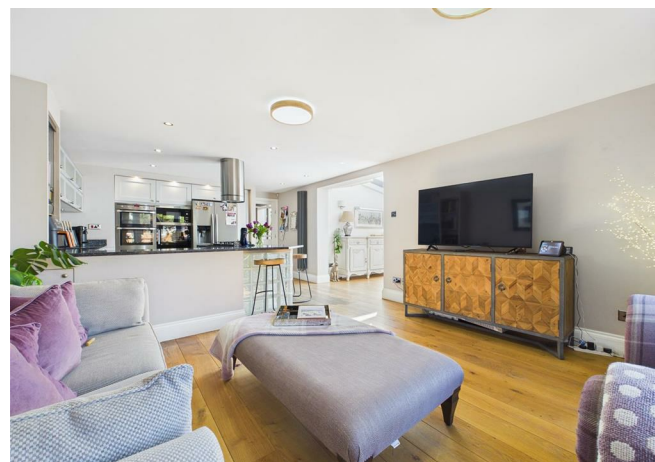
EDWARDS
EXCLUSIVE

MAIN STREET, TIDDINGTON
CV37 7AS

MAIN STREET

TIDDINGTON

Ashfield is a handsome and beautifully presented period home set in the heart of the ever-popular village of Tiddington, just 1.5 miles from Stratford-upon-Avon town centre. Thoughtfully updated and sympathetically extended, the property offers impressive, versatile living spaces perfectly suited to modern family life, while retaining a wealth of original character and charm. Unusually for a property of this nature, it also benefits from a substantial triple garage, a rare and highly desirable feature.



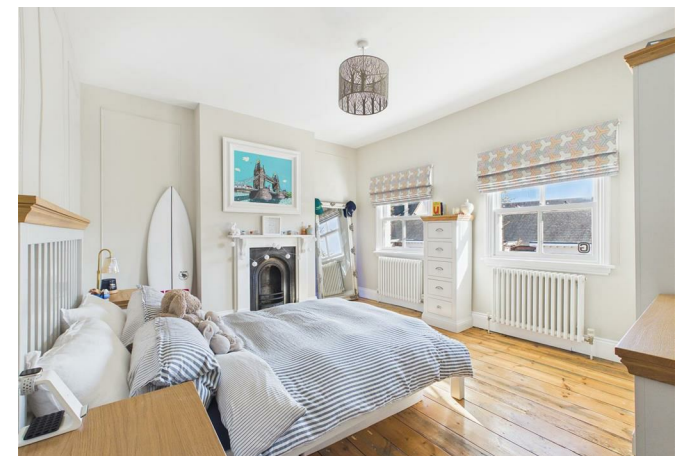
From the moment you step inside, the property makes a strong impression. A spacious reception hall, open-plan to the adjoining sitting room, creates a welcoming and sociable entrance, enhanced by oak flooring, a bay window and elegant proportions. Throughout the home, period features such as sash windows, fireplaces, deep skirting boards and original doors have been carefully preserved.

There are three further reception rooms, offering excellent flexibility. The drawing room is a particularly attractive space, featuring a cast iron fireplace with granite hearth and a bay window to the front. A further study/playroom benefits from a ceiling lantern and dual sash windows, creating a bright and adaptable room ideal for a variety of uses. The downstairs cloakroom is fitted with high-quality Laufen sanitaryware and Hansgrohe brassware. A generous utility room, adds further practicality to the ground floor.

The heart of the home is the superb open-plan kitchen/family room, designed with both everyday living and entertaining in mind. Fitted with a range of units and granite worktops, the kitchen includes a comprehensive selection of integrated appliances such as an AEG double oven, combi microwave and grill, wine cooler, Bosch dishwasher, Stoves five-ring gas hob, American-style fridge freezer and Insinkerator waste disposal. A generous breakfast bar and ample space for soft seating create a sociable hub, with French doors opening onto the garden.

Adjoining the kitchen is a garden room, currently used as a dining space, featuring a log-burning stove and further French doors leading outside — an ideal setting for both relaxed family meals and entertaining guests.

A staircase from the hallway leads down to a useful cellar, currently fitted with lighting and power, offering excellent potential as a media room, hobby space or additional storage.



Upstairs, the property continues to impress. The principal bedroom suite features extensive fitted wardrobes, a WC and a luxurious en suite bathroom with a freestanding bath, separate shower and twin basins. The second bedroom also benefits from an en suite shower room, while two further bedrooms are served by a stylish family bathroom complete with a freestanding “boat” bath, separate shower and high-quality fittings.

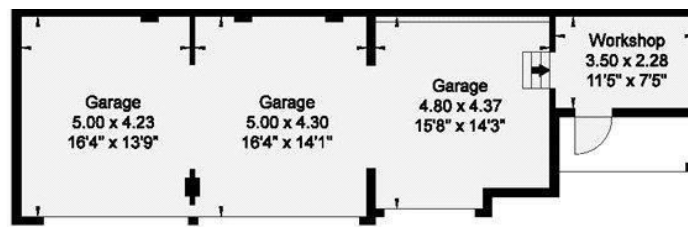
Outside, the beautifully landscaped walled garden provides a private and tranquil setting, mainly laid to lawn with well-stocked borders and multiple seating areas. A stone pathway leads to the substantial detached garage building, comprising three interconnecting garages with remote-controlled roller doors, along with an attached storage room offering potential for conversion into a home office or studio. A gravel driveway, accessed from Carters Lane, provides access to the garages. Additionally, there is a block paved area to the front providing off road parking for a further vehicle (currently there is no dropped kerb in place).

Tiddington is a highly regarded village offering a range of local amenities including a shop with post office, restaurants, a public house, primary school and community facilities. The renowned Baraset Barn is within easy walking distance, and the cultural and historic attractions of Stratford-upon-Avon are just a short drive away.

Combining period elegance, modern convenience and a prime village setting, Ashfield is a truly exceptional home offering both space and style in equal measure.

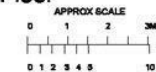






Outbuilding

Not shown in actual location / orientation



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 232 sq m (2,497 sq ft)

Outbuilding: 73 sq m (786 sq ft)

Total: 305 sq m (3,283 sq ft)

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17.6.2015 ma/8455

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

**31 Main Street
Tiddington**



The Exclusive Suite
1 Birmingham Road
Stratford upon Avon
01789 414222
Edwardsexclusive.com

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