

19 Margaret Court, Tiddington, Stratford-upon-Avon





## A detached three bedroom bungalow in the heart of Tiddington village.

Stratford-upon-Avon 1.5 miles, M40 (J15) 5 miles, Warwick Parkway Station 10 miles, Leamington Spa 9.5 miles, Birmingham International Airport 25 miles (All distances are approximate)



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Offers Over  
£660,000

Tenure  
Leasehold

Local Authority  
Stratford on Avon  
District Council



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## Situation

Tiddington is a popular village just 1.5 miles from the thriving town of Stratford-upon-Avon. The village has several shops for everyday requirements including a Spar shop with a post office, three restaurants, a public house, a community centre, a primary school and a village hall. The renowned Baraset Barn is 0.8 of a mile away and within walking distance.

Neighbouring Stratford-upon-Avon has an excellent range of shopping and leisure facilities and is home to The Royal Shakespeare Company and forms the cultural centre of the region. In the town and surrounding area, there are excellent state, grammar and private schools to suit most requirements. Trains run from Warwick Parkway Station (10 miles) to London Marylebone. In addition, there are train services from nearby Stratford-upon-Avon and Stratford-upon-Avon Parkway to Birmingham.

## The property

Margaret Court is a unique development on the outskirts of Stratford-upon-Avon, in the centre of Tiddington village. The development provides sheltered accommodation for residents of 65 years and over.

19 Margaret Court is a spacious detached bungalow with a single garage and private gated parking. The property was built in 2009 and has very spacious accommodation which has been finished to a high standard. The front door opens into a welcoming entrance hallway with two useful storage cupboards.

A good sized kitchen/breakfast room has space for a small dining table, door to the side garden and plenty of fitted units. The dual aspect lounge has a box bay window and French doors opening onto the rear garden.

The principal bedroom suite sits at the rear of the property and is generous in size with a walk-in wardrobe and an en suite shower/wet room. Two further double bedrooms are both located at the front of the property and share the generous family bathroom. The loft is partially boarded providing additional storage space.



Outside, there are two different outside areas to enjoy including a south west facing side terrace and a rear south-facing terrace. A single garage is just a short walk from the property and visitors parking can be found outside the main reception.

The development is staffed 24 hours a day with a manager and there are housekeeping assistants who provide a cleaning service for 1.5 hours each week which is included in the service charge. An emergency call system is installed with pull cords in every room of the development.





## Terms

Leasehold - 125 years from 1 July 2009

Freeholder is Retirement Securities (Reading) Limited

Ground rent is a peppercorn

Service charge approximately £8,000 per annum.

## Services

All main services are connected to the property. Gas fired central heating.

## Directions (CV37 7AY)

From Stratford-upon-Avon town centre proceed south over the river bridge, taking the first turning immediately left onto Tiddington Road. Proceed through Tiddington Village and turn right into the main carpark of Margaret Court. Follow the road around the back of the building, past the garages on the left-hand side and number 19 can be found in front of you. Please note this is the rear of the property – use the pathway to the right-hand side to get to the front of the bungalow. Please park in the communal parking area behind the main building.

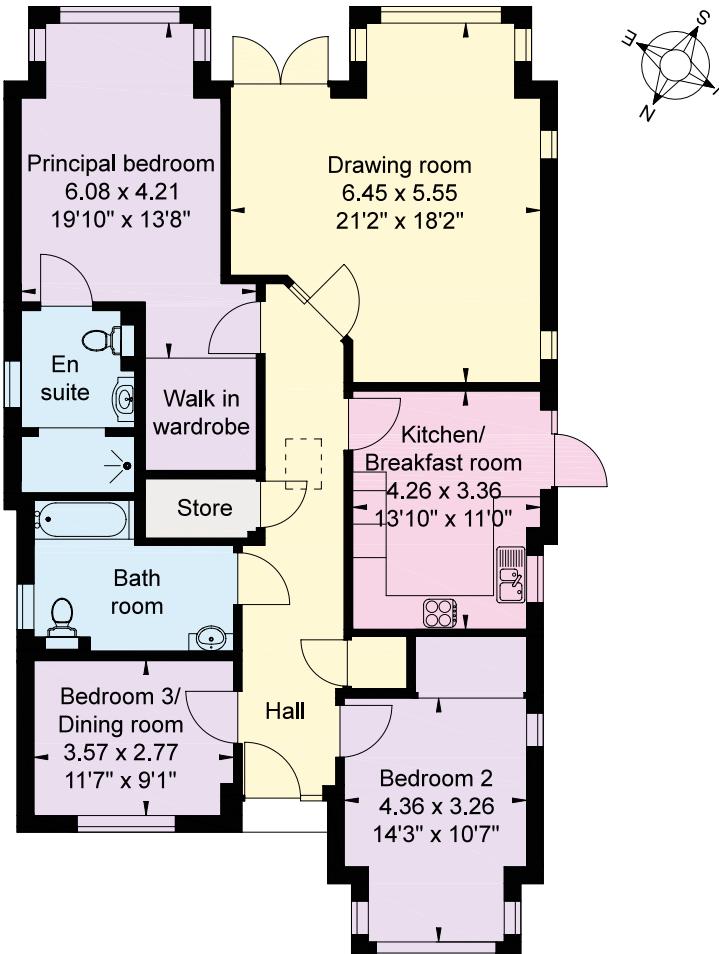
## Viewing

By prior appointment only with the agents.

## Approximate Gross Internal Floor Area

1,390 sq ft / 129 sq m

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 the text of the Particulars.



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**I would be delighted to tell you more**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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