



White Cottage, 122 Tiddington Road, Tiddington

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Tiddington Road is one of the prime residential roads in Stratford-upon-Avon, located approximately half a mile from the town centre. Stratford-upon-Avon is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company. The town has a wide range of shopping and recreational facilities as well as many quality restaurants, public houses and gastro pubs with excellent reputations.

The area is well served by schools, including The Croft Prep School, King Edward Grammar School for Boys, Shottery Grammar School for Girls and Stratford High School. Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schools, including Warwick Boys School, Warwick Prep School and King's High School for Girls in Warwick and in Leamington Spa Kingsley School for Girls and Arnold Lodge.

Stratford-upon-Avon has many boating, fishing and rowing opportunities with its links to the canal network. The town also has a golf course and race course, and there are further race courses at Warwick and Cheltenham. For the commuter, the M40 is easily accessible, and there are regular trains from Warwick Parkway to both Birmingham and London.



4



2



3



0.5
acre

EPC

D



A charming four bedroom family home in approximately half an acre.

White Cottage, 122 Tiddington Road, is a pretty, detached family home with beautifully stocked gardens. Built in 1953, the property offers spacious accommodation arranged over two floors and offers a buyer an opportunity to put their own stamp on the property.

The front door opens into a welcoming entrance hallway with tiled flooring, staircase rising to the first floor and a guest cloakroom. The dining room is open to the hallway and a perfect entertaining space. The drawing room has a front aspect, windows to two sides, wooden flooring, a Baxi fireplace and double doors open into a further reception room. The ground floor accommodation flows very well and is ideal for family living.

At the rear of the property, a large open plan kitchen/breakfast/family room has tiled flooring and lovely views over the garden, with sliding doors opening on to the garden. There is space for a large dining table, and a separate seating area focuses around the gas burner. Located off the kitchen is a large utility with pantry off and back door to the garden. The tandem garage can be accessed from the utility, offering plenty of space for a workshop area and a car, plus an inspection pit.

Upstairs, the principal bedroom is generous in size with a front-to-back aspect, built-in cupboards and a good-sized en suite shower room with dual basins and a large walk-in shower. Bedroom two is bright and spacious with a rear aspect and walk-in wardrobe. There are two further double bedrooms with built-in storage and a family bathroom. A separate WC is located next to the family bathroom.

White Cottage is available freehold. Council tax band G with Stratford-on-Avon District Council.





Garden and Grounds

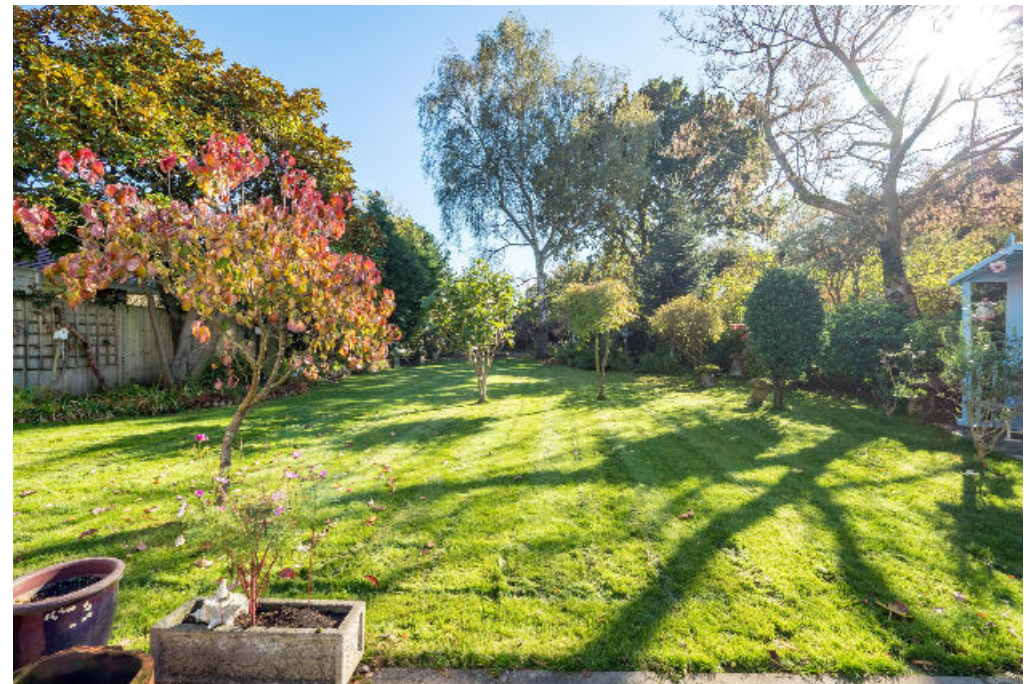
Outside, the gardens are a particularly special feature of the property. Special care and attention have gone into the design, planting and upkeep of the gardens. The house sits set back from the road behind a manicured foregarden, and there is plenty of parking on the gravelled driveway in front of the house. The rear garden is south-easterly facing and a great size, featuring a summer house and separate shed. A gravel pathway leads through the garden and lawned areas through an array of established trees and well-stocked beds. A large terrace stretches the width of the house, and there is gated access around the side of the property.

Services

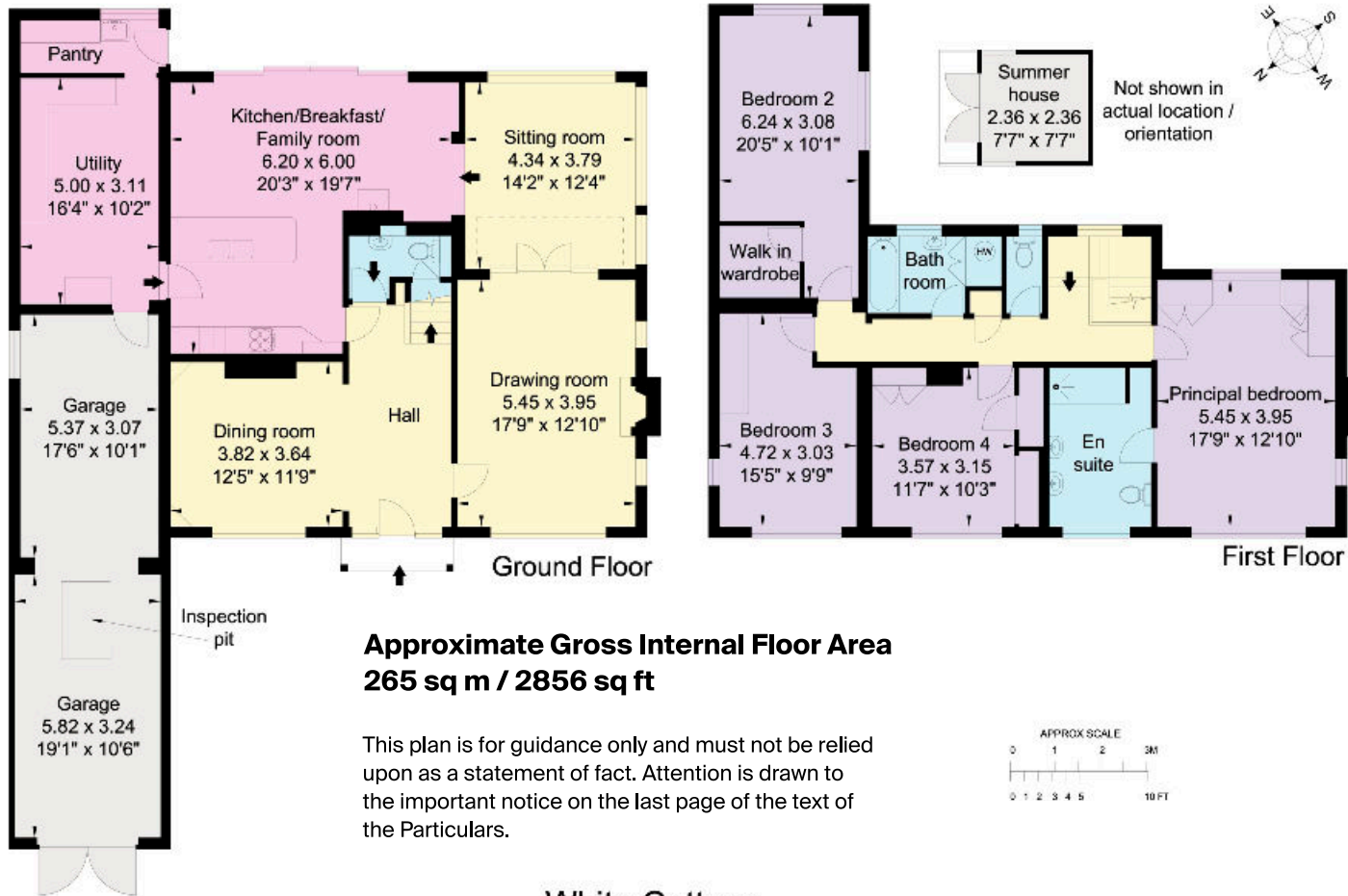
All mains services are connected to the property. Gas-fired central heating.

Directions (CV37 7BB)

What three words: ///fields.home.lofts







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.

White Cottage
122 Tiddington Road
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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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Date: 29 October 2024
Our reference: STR012357970

White Cottage, 122 Tiddington Road, Stratford-upon-Avon, CV37 7BB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,250,000.

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Yours faithfully



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