

A photograph of a modern, two-story white house with a grey roof and dark grey accents. The house features a central entrance with a small wooden gable, a dark grey door, and a large dark grey garage door. The house is surrounded by a paved driveway and a green lawn. The scene is framed by a dark grey gate in the foreground and a wooden fence in the background. The sky is blue with light clouds.

Wilton, Tiddington Road, Tiddington

An opportunity to acquire a family home on one of the most sought after roads.

Situation

Located on one of the most prestigious roads in Stratford-Upon-Avon. Tiddington Road, Tiddington village, which is within walking distance of the town centre, has a Spar shop with a post office, delicatessen, three restaurants, a public house, hotel, community centre, primary school and a village hall. Alveston Village with the very highly regarded Baraset Barn restaurant and village pub is 0.8 of a mile away.

Neighbouring Stratford-upon-Avon has an excellent range of shopping and leisure facilities, 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.

Distances

Stratford-upon-Avon 1.5 miles, Stratford train station 2 miles, M40 (J15) 7 miles, Warwick Parkway Station and Warwick 10 miles, Leamington Spa 12.5 miles, Birmingham 30 miles (All distances and times approximate).

Description

Wilton is an immaculately presented family home built by local developers Temple Oak. The accommodation is arranged over three floors and finished to high specification. The front door opens into the entrance hallway with laminate flooring and a staircase rising to the first floor. There is an understairs cupboard, a functional boot room with built-in cupboards, and a cloakroom off. A good-sized lounge has a front aspect and a central gas fireplace. When the house was built, the owners chose to convert the garage into the main accommodation and create an additional sitting room/playroom. Double-glazed doors open into a large open-plan kitchen/dining/family room with two sets of bifold doors opening to the garden. There is space for a large dining table and a separate seating area. The kitchen features a large central island, roof lantern and quartz worktops. Integrated appliances include an AEG microwave, dishwasher, two AEG ovens, full height fridge, freezer, hob and wine fridge.

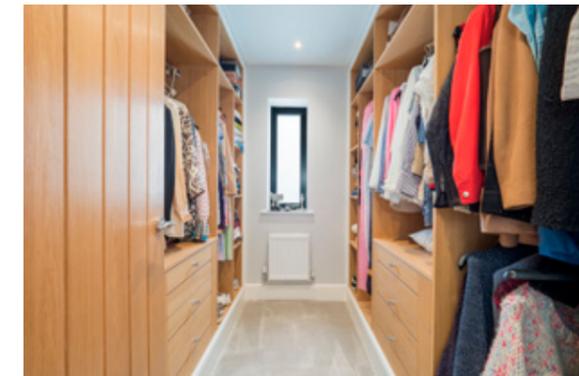


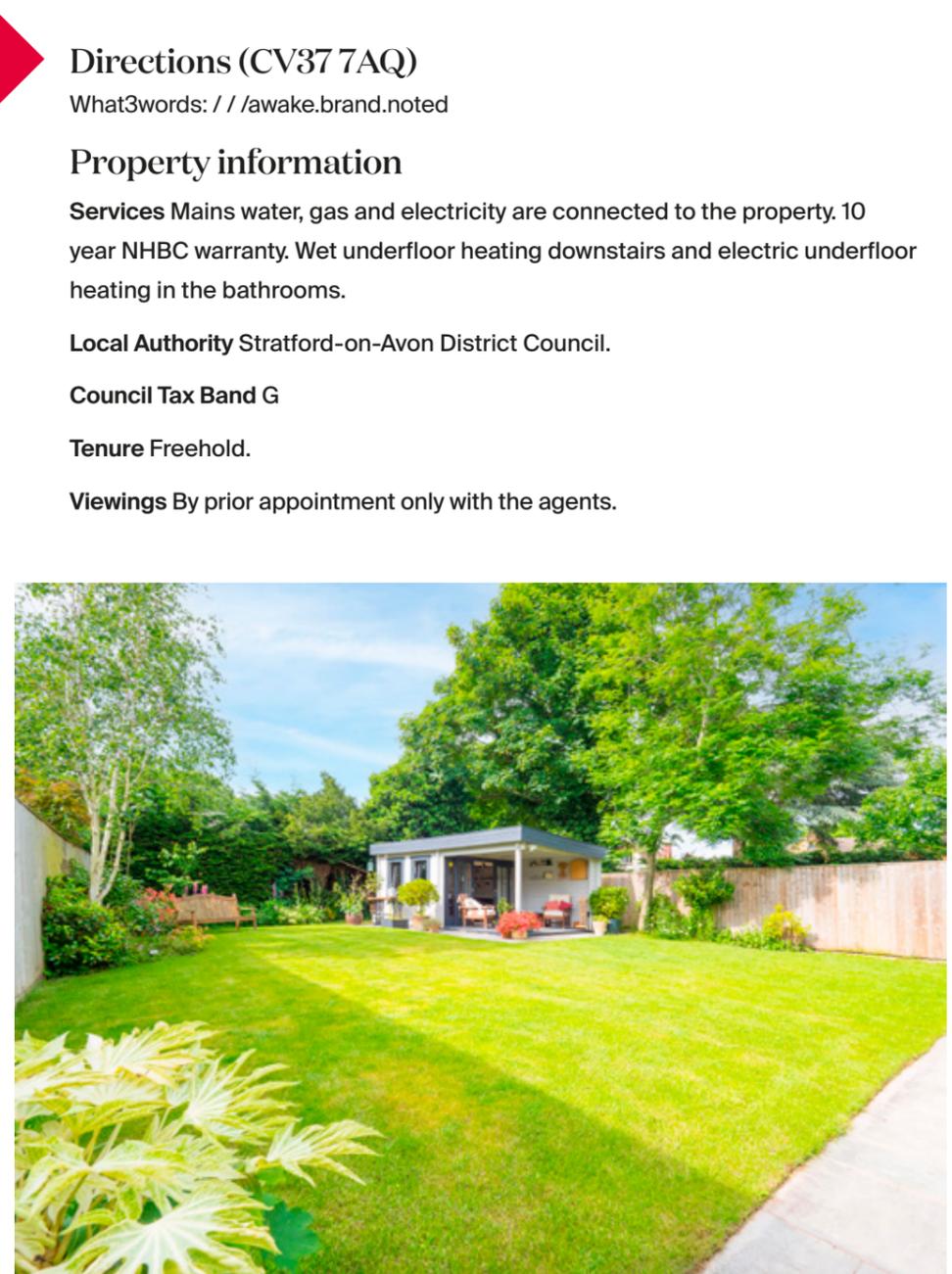
The utility room has fitted units, a basin, space and plumbing for a washing machine and dryer, plus a door leading to the side pathway.

Upstairs, the principal suite has a rear aspect, walk-in wardrobe and a generous en suite shower room. Two further double bedrooms share the jack-and-jill shower room, a separate family bathroom with a shower, and a front bedroom currently used as a study. On the top floor, there is a double bedroom with eaves storage, and on the other side of the landing, there is a dressing room and en suite shower room. All of the bathrooms are fitted with Gerberit sanitary ware and illuminated mirrors.

Gardens and grounds

Outside, the rear-facing garden is well-established for the property's age. A patio stretches the house's width and has gated access around both sides of the property. The remaining garden is laid to lawn with herbaceous borders. A summerhouse/pod is tucked neatly into the rear corner of the garden and is used by the current owners as a garden room, but it would be a perfect home office. The verandah provides an additional covered seating area. To the front are electric gates, parking for several cars and a small private lawned fore garden. There is useful storage in the remaining garage.





Directions (CV37 7AQ)

What3words: // /awake.brand.noted

Property information

Services Mains water, gas and electricity are connected to the property. 10 year NHBC warranty. Wet underfloor heating downstairs and electric underfloor heating in the bathrooms.

Local Authority Stratford-on-Avon District Council.

Council Tax Band G

Tenure Freehold.

Viewings By prior appointment only with the agents.

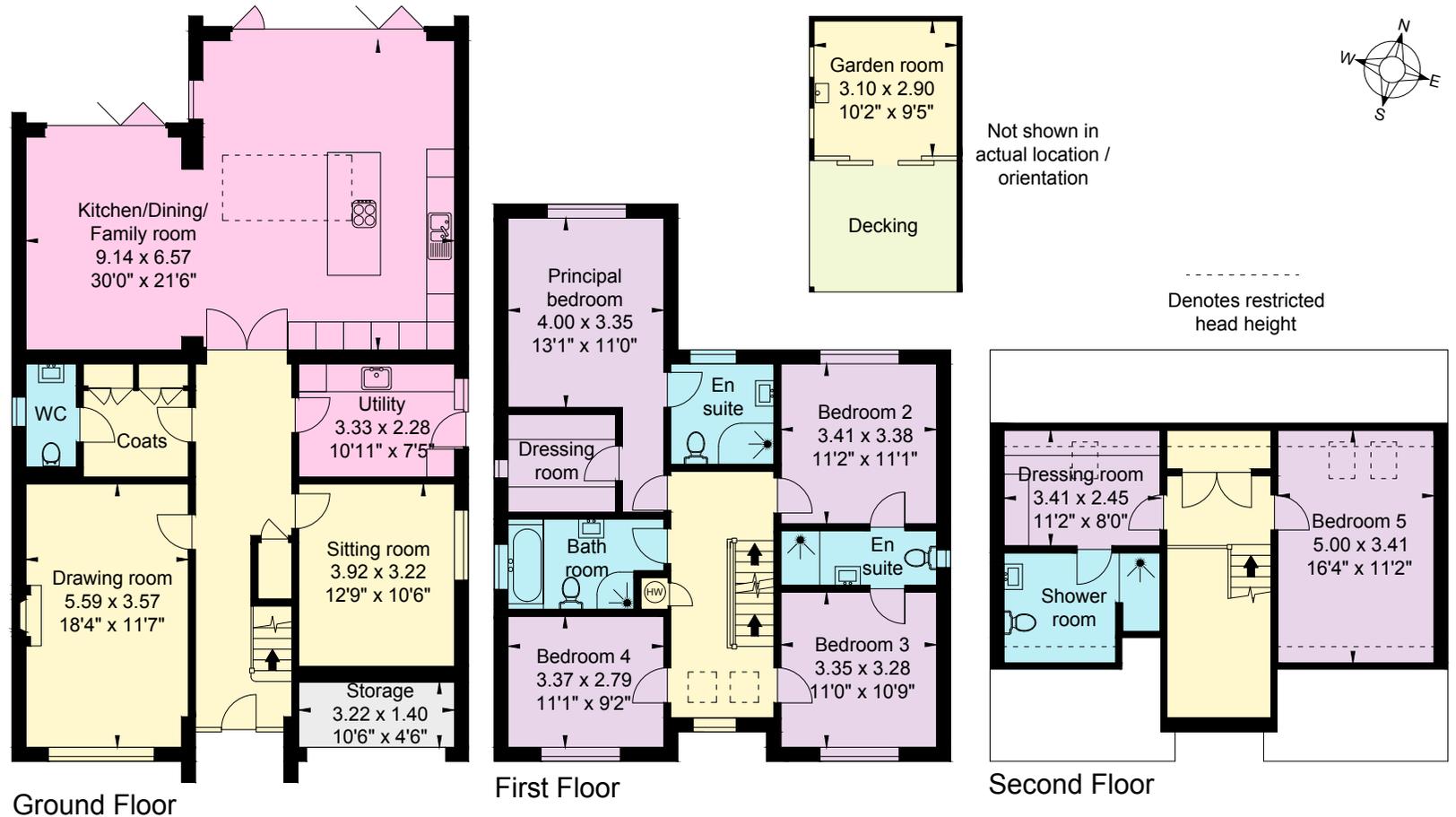
Approximate Gross Internal Floor Area

Main House = 264 sq m / 2,842 sq ft

Garden Room = 9 sq m / 97 sq ft

Total Area = 273 sq m / 2,939 sq ft

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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Date: 07 June 2024
Our reference: STR012412070

Wilton, Tiddington Road, Tiddington, Stratford-upon-Avon, CV37 7AQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,195,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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