



A SPACIOUS AND ATTRACTIVE FAMILY HOME

Benefiting from well-appointed rooms, a private, mature garden, and a double garage with off-road parking.



Local Authority: Stratford on-Avon District Council

Council Tax band: G

Tenure: Freehold



THE PROPERTY

This beautifully presented property opens with a welcoming entrance hall leading to a bright bay-fronted sitting room and an elegant drawing room featuring a wood-burning stove and French doors to the garden. At the heart of the home is a spectacular kitchen/dining/family room, complete with a central island, walk-in fitted pantry, premium Siemens appliances, wine cooler, and Quooker tap. Flooded with natural light from a large south-facing window and bifolding doors, this space is perfect for entertaining and family life. A utility and modern WC complete the ground floor.

Upstairs, the impressive principal bedroom boasts a dressing room with fitted mirrored wardrobes and a stylish en suite. A second generous bedroom also benefits from an en suite, while two further spacious bedrooms share a contemporary family bathroom.





The property forms part of a small development and benefits from a double garage with an electric-operated door, and ample off-road parking.

The south-facing garden is secure and principally lawned, offering complete privacy and seclusion, with shrub and herbaceous borders providing colour and interest throughout the year. A stone-paved patio, accessed from the kitchen/dining/family room and the drawing room, provides a wonderful space for outdoor entertaining and dining. The property also benefits from a motorised retractable awning for the warmer summer months, an outside tap and floodlight as well as a timber shed.

Services: Mains electricity, gas, water and drainage are connected to the property. Mains gas central heating. Fibre broadband connected to the property. Underfloor heating to the ground floor.

What3words: [///vouch.atomic.hunt](https://www.what3words.com/vouch.atomic.hunt)





LOCATION

Enjoy the best of village living in sought-after Tiddington, with a Spar and post office, delicatessen, restaurants, a traditional pub, and primary school all on your doorstep. Just 0.8 miles away, Alveston offers the acclaimed Baraset Barn, while Stratford-upon-Avon is close by for shopping, dining, and culture. There are regular bus services from the village to Stratford town centre, nearby villages, and larger towns such as Warwick and Leamington Spa.

Families benefit from excellent schools nearby, and commuters have easy access to the M40 and rail links from Stratford and Warwick Parkway. Leisure options include golf at Stratford-on-Avon and The Warwickshire, plus horse racing at Stratford, Warwick, and Cheltenham.





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.

4 Sid Courtney Road Tiddington



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 179 sq m (1,928 sq ft)
Outbuilding: 35 sq m (378 sq ft)
Total: 214 sq m (2,306 sq ft)
© Cotswold Plans Ltd ma/16467



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Date: 19 January 2026
Our reference: STR012479161

4 Sid Courtney Road, Tiddington, Stratford-upon-Avon, CV37 7FA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £850,000.

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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A handwritten signature in black ink that reads 'Knight Frank' in a cursive, flowing script.

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