



Avoncliffe House, Tiddington, Warwickshire



An exceptional family home in a **sought-after location** backing on to the River Avon, close to Stratford-upon-Avon.

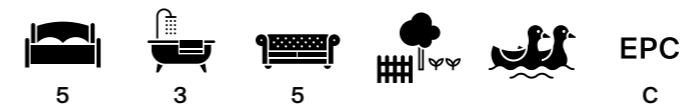
Distances

Stratford-upon-Avon 1.5 miles, M40 (J15) 8 miles, Warwick Parkway Station and Warwick 10 miles, Leamington Spa 12 miles, Chipping Campden 13 miles, Birmingham International Airport 25 miles (All distances are approximate).

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 0.5 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 region's cultural centre.



Tenure

Freehold

Local Authority

Stratford on Avon District Council

Council Tax

Band G



The town and surrounding area have 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

Avoncliffe House, 1 Avoncliffe has a classic red brick façade, complemented by well-manicured gardens and a sweeping driveway which leads to the front door.

Set in a quiet position, this property is conveniently located near local amenities, and Stratford-upon-Avon town centre is just over a mile away. The accommodation offers ample living space totalling just over 4,000 sq. ft, which is perfect for modern-day living.

The current owner extended the property in 2001, creating a sizeable room above the garage, which could be used as a very large bedroom suite or as a games room.

The front door opens into an inviting entrance hallway, which connects the ground-floor rooms. Under the archway, a staircase rises to the first floor with understairs storage and there is a guest cloakroom. A sitting room has a front aspect and would work well as a snug or playroom. On the opposite side of the hallway, a spacious drawing room has a bay window to the front, windows to the side and a wood burner. Flowing from the living room, the dining area is an ideal space for family gatherings, positioned just next to the kitchen. A glazed garden room can be used throughout the year and has lovely views across the garden, with a set of French doors opening on to the patio.

The kitchen/breakfast room can be accessed from the dining room or hallway and features tiled flooring, contemporary units, worktops and integrated appliances include Rangemaster cooker, Neff oven, fridge and dishwasher. There is a step from the kitchen into the utility and study beyond. Next to the door (which opens to the front of the property) is a useful coat cupboard.





Upstairs, a large principal bedroom suite has a dual aspect, three sets of fitted wardrobes and a separate dressing room. A modern and fully tiled en suite shower room features a large walk-in shower.





Bedroom two overlooks the garden and has a Juliet balcony, fitted wardrobes and en suite shower room. Bedrooms three and four have plenty of storage and share the family bathroom, which has a shower and separate bath. Across the landing is a huge room which could be used as bedroom five or as a family/games room. There are windows to three sides, a Juliet balcony and plenty of space for a snooker table (the owner might even include the current one).

The rear landscaped garden is mainly laid to lawn with picket fencing and paved terraces ideal for entertaining. A wide, paved pathway leads down the right-hand side of the garden leading down to a shed.

There are steps at the end of the garden which lead down to the River Avon where there is a mooring for a boat. The countryside views from here are exceptional.

An expansive driveway provides plenty of parking and leads to a double garage with electric up-and-over doors. There is gated access and pathways around both sides of the property.





Services

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

Directions

Postcode: CV37 7AS

What3words: ///town.neck.strain

Viewing

By prior appointment only with the agents.

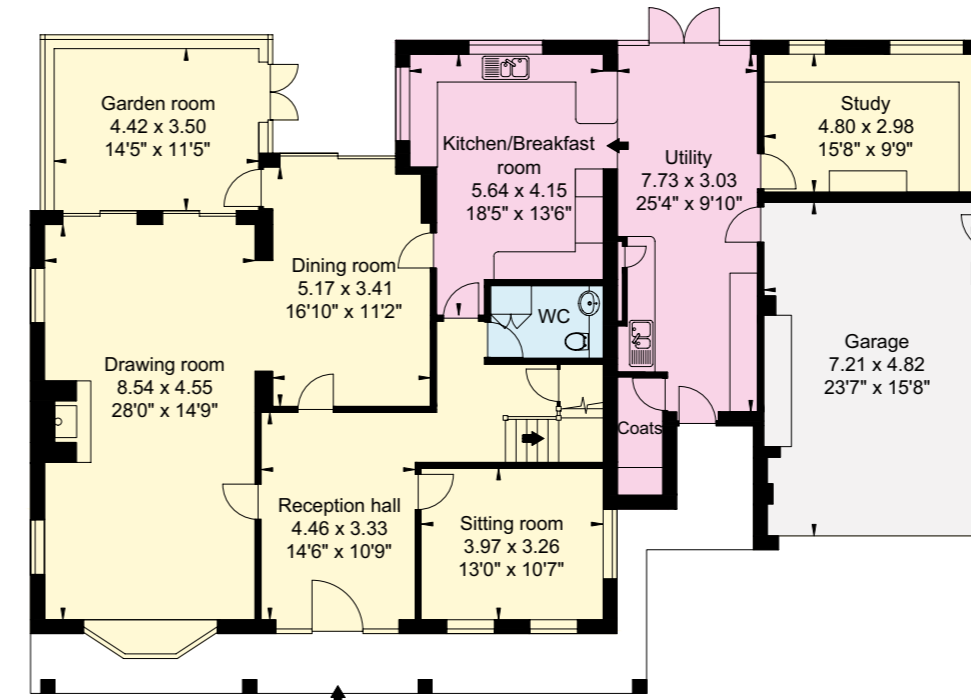
Approximate Gross Internal Floor Area

House: 380 sq m (4,091 sq ft)

Garage: 35 sq m (375 sq ft)

Total: 415 sq m (4,466 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.

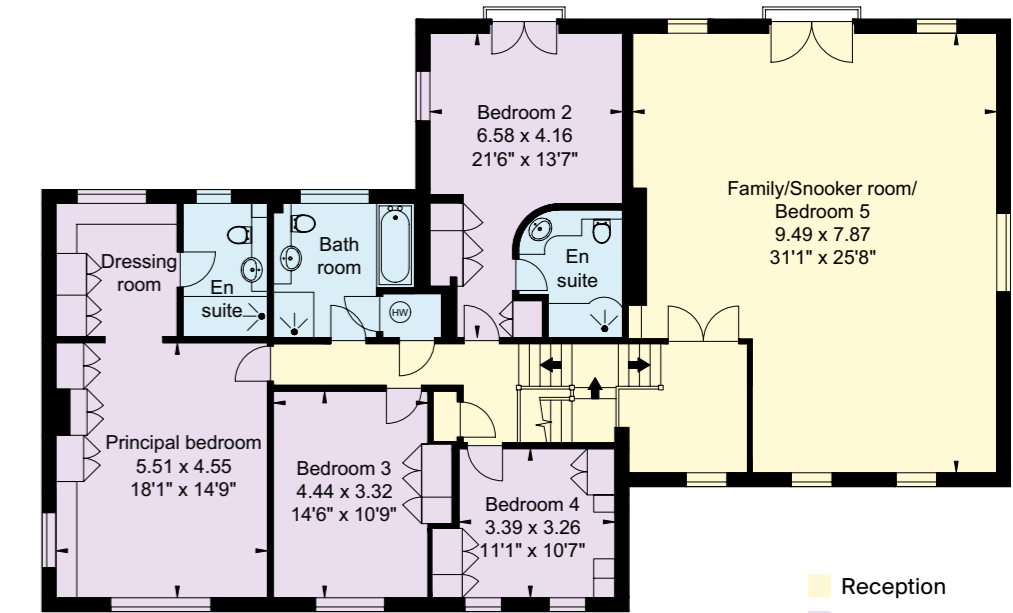


Ground Floor

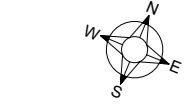
Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway
Stratford-upon-Avon
Warwickshire CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more

Samantha Bysouth
01789 297735
samantha.bysouth@knightfrank.com



First Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated December 2024. Photographs and videos dated November 2024.
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



Date: 30 November 2024
Our reference: STR012490829

Avoncliffe House, 1 Avoncliffe, Main Street, Tiddington, Stratford-upon-Avon, CV37 7AS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,500,000**.

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

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

Samantha Bysouth
Associate
+44 1789 206 953
samantha.bysouth@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24