



6 New Street, Tiddington, Stratford-upon-Avon



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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.



Tenure

Freehold

Local Authority

Stratford on Avon
District Council.
Band: E

Located in a quiet position in the heart of Tiddington, 6 New Street is an immaculately presented cottage that has a great balance of accommodation and is conveniently placed close to Stratford-upon-Avon.





A charming period cottage with a detached home office/studio, ideal for home working.

Description

A welcoming entrance hallway has wooden flooring, a staircase rising to the first floor and reception rooms leading off. The cosy but spacious lounge has exposed beams, alcove cupboards and shelving, an open fireplace and French doors which open onto the garden. Located at the front of the property, the sitting room has a square bay window and is flexible in terms of how it could be used - as an additional living room, playroom or dining room - there is also access to the cellar. A useful guest cloakroom is accessed off an inner hallway.

The part vaulted kitchen/breakfast room has terracotta tiled flooring and plenty of space for a dining table. The kitchen has wooden worktops, space for an American fridge/freezer, an integrated dishwasher and a Belfast sink. Located just off the kitchen is a generous utility room with further units, a sink, wooden worktops and a panelled wall. From here, there is access from the front and to the garden.

Upstairs, the principal bedroom is a good size and overlooks the front of the property with a panelled wall and storage cupboard. There are two further double bedrooms; one with fitted cupboards; and a family bathroom with an airing cupboard and separate shower.

Gardens

There is plenty of outdoor space and a large terrace is ideal for entertaining. The southwest-facing garden is generous in size and mainly laid to lawn. Tucked away out of sight at the bottom of the garden is a detached office/studio which is ideal for home working.

There is a small, gravelled parking area to the left-hand side of the property which is ideal for a small car. Further parking is available on the street with no restrictions.



Directions (CV37 7DA)

From Stratford-upon-Avon take the B4068 towards Wellesbourne. As you enter Tiddington village, proceed past the shop and take the second right onto 6 New Street. The property can be found on the right-hand side, identified by a Knight Frank for sale board.

Property information

Services Mains water, gas and electricity are connected to the property. Telephone and broadband.





South-west facing garden, ideal
for entertaining.



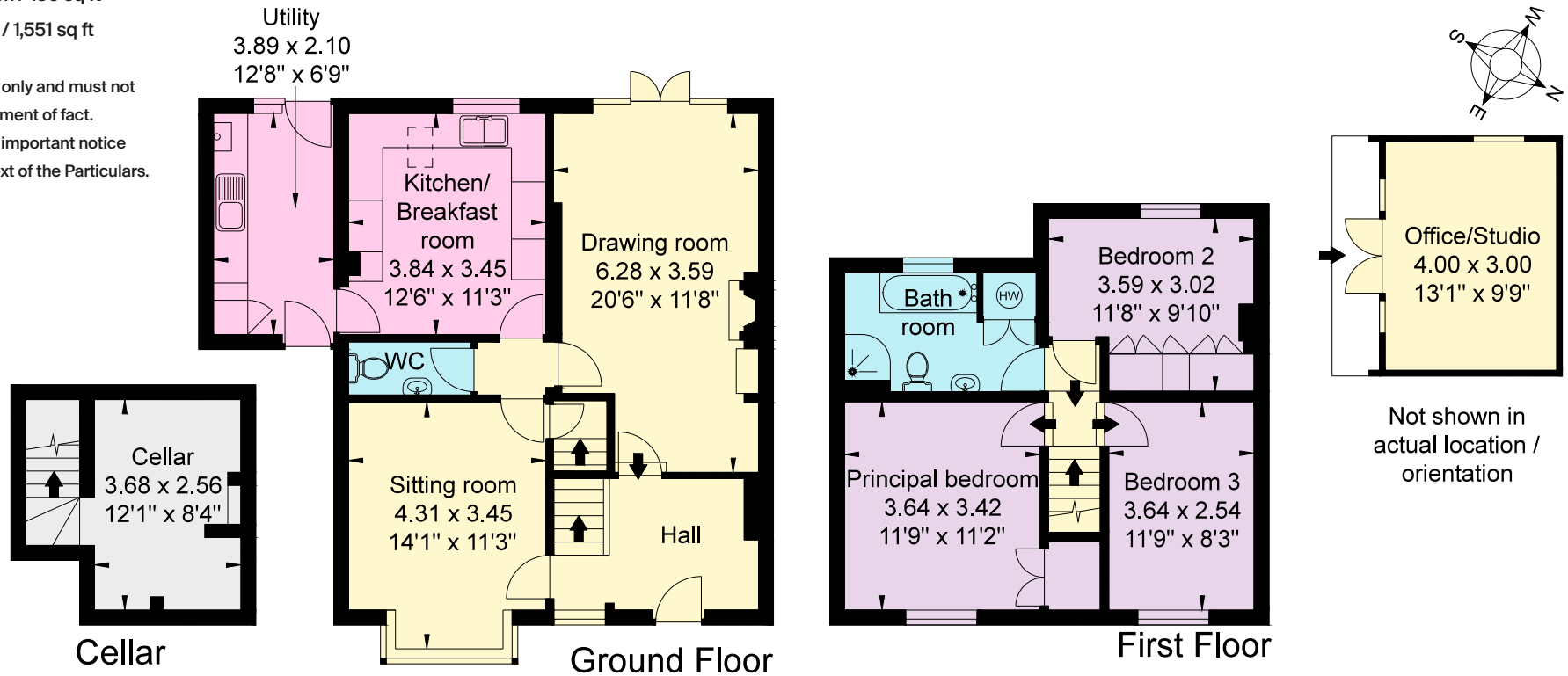
Approximate Gross Internal Floor Area

Main House = 132 sq m / 1,421 sq ft

Office/Studio = 12 sq m / 130 sq ft

Total Area = 144 sq m / 1,551 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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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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Particulars dated [July 2024]. Photographs and videos dated [July 2024].

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Date: 24 July 2024
Our reference: STR170036

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We have pleasure in enclosing details of the above property for which we are quoting a guide price of £595,000.

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



KNIGHT FRANK LLP

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