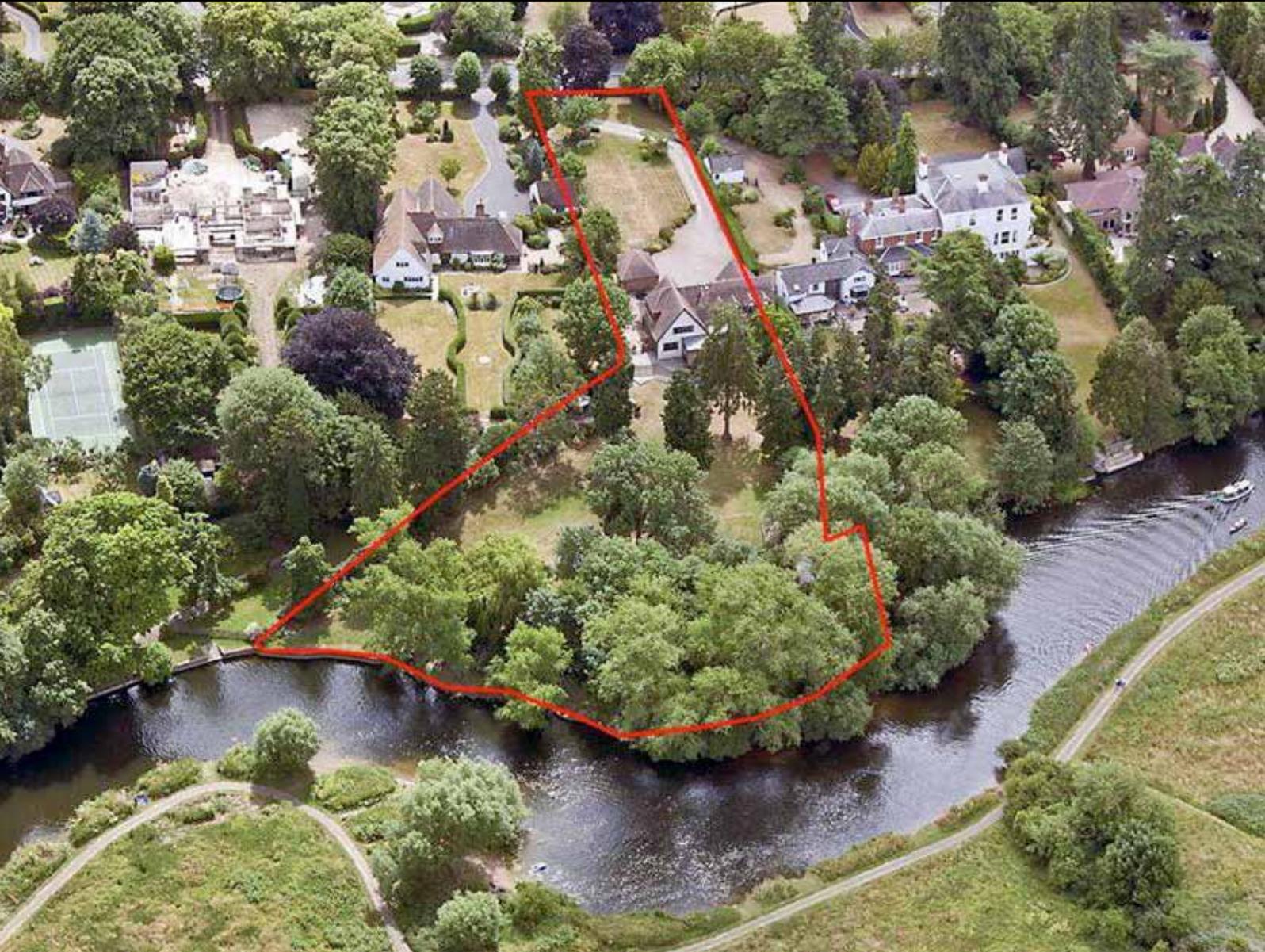


STEPHEN PARRY

& COMPANY



65a Tiddington Road, Tiddington, Stratford upon Avon

Occupying a totally unique plot of 1.7 acres on the prestigious Tiddington Road, a 4 bedroom detached house adjoining the river Avon with its own private island.

Distances

Stratford upon Avon 0.5 miles
Warwick 9 miles
Warwick Parkway 10 miles (trains to London Marylebone from 69 minutes)
Leamington Spa 12 miles
Coventry 20 miles
Solihull 25 miles
B'ham International Airport 27 miles
Rugby 29 miles
Birmingham 29 miles
(approximate times and distances)

Accommodation

Entrance Hall • Drawing Room • Dining Room • Library • Family/Games Room • Study/Bedroom • Kitchen • Utility Room • WC • Principal Room with Dressing Room and En Suite Bathroom • Three Further Bedrooms • Two Bath/Shower Rooms • Detached Double Garage • Mature Gardens • In All About 1.7 Acres

Location

Tiddington Road occupies a totally unique plot on the highly prestigious Tiddington Road and is located 0.5 miles from Stratford upon Avon town centre. Stratford upon Avon has an excellent range of restaurants, shops and recreational facilities and is the region's cultural centre and the home of the Royal Shakespeare Theatre.

The area is well served by schools including Stratford Prep School, King Edward Grammar School for Boys and Shottery Grammar School for Girls in Stratford upon Avon. Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. In addition, the Kingsley School in Leamington Spa, Princethorpe College, Rugby School and The Croft Prep School in Stratford upon Avon. Golf courses are at Stratford-upon-Avon and Leamington Spa, Tadmarton and Brailes, racing is at

Warwick and Stratford, and fishing and sailing at Draycote Water. There are a number of livery yards in the area and Polo is at Southam and Cirencester. Tiddington Road is 15 miles away from Junction 15 of the M40. Trains are from Royal Leamington Spa and Warwick Parkway on the Chiltern Railway line, and run to London Marylebone from 69 minutes.





The Property

This is a unique opportunity to acquire a substantial family house with mature gardens sloping down to the river Avon, formerly part of a Victorian garden created along the river frontage with mature trees and shrubs, and yet within walking distance from Stratford town centre.

Reception Hall with hardwood staircase rising, cornice, display alcove, arched topped panelled doors to reception rooms, picture light and wall light points. Arched front door and arched hardwood windows. The Library is part hardwood panelled to dado height, with arch part with fluted timber columns, wall light points and spotlights, wood strip floor, button leather backed doors, radiator with brass grille. The Dining Room with double hardwood panelled doors to outside, four wall light points, cornice, built in cupboards, with wide ornate leaf and bead moulded four panel pine doors and architrave. The spacious

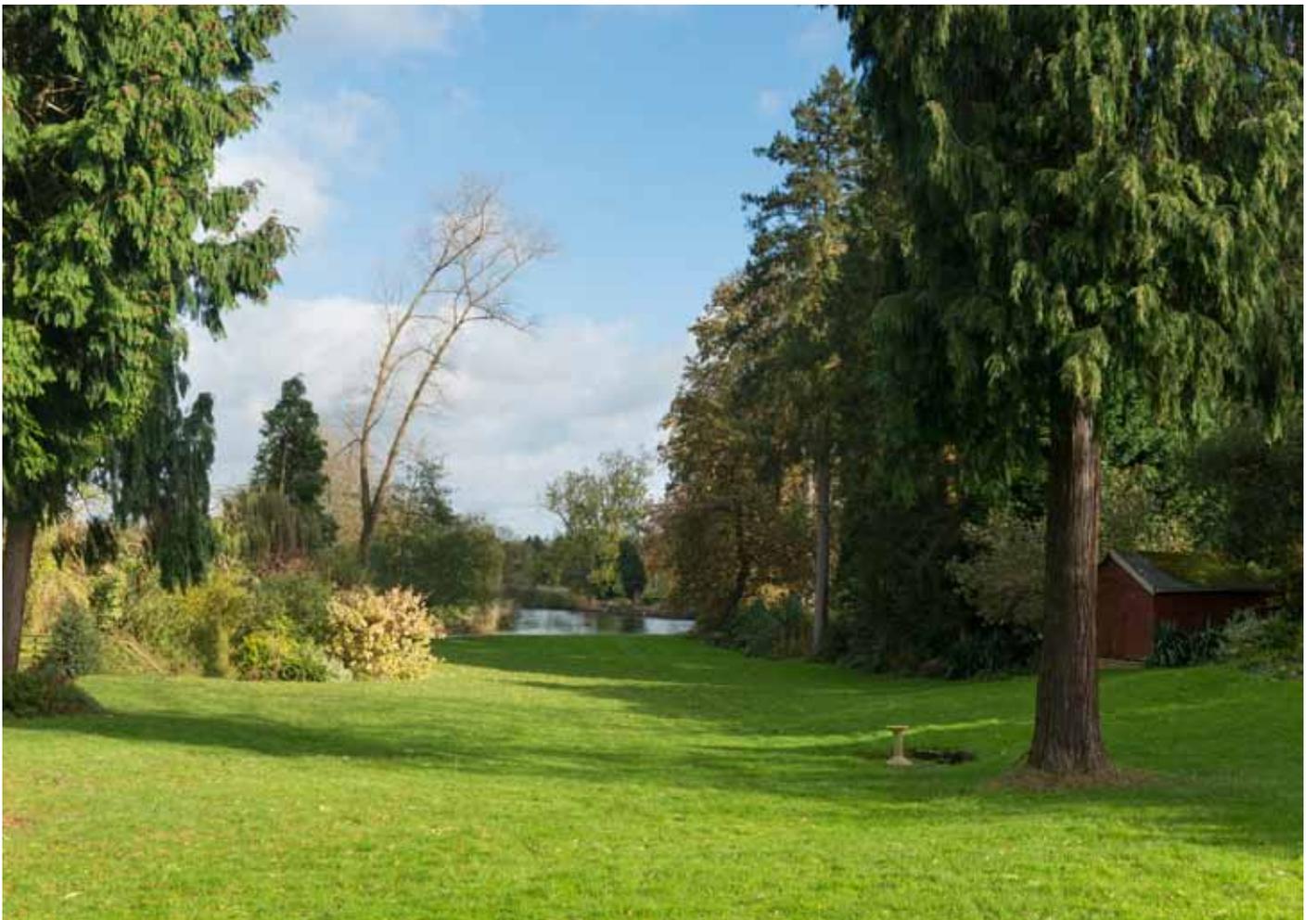
Drawing Room has a brick fireplace and timber mantelpiece, with a door leading to the terrace and picture window overlooking the gardens towards the river. Study/Bedroom 5 with built in shelved cupboard has a wide window overlooking the garden. Bathroom with fully tiled walls, panelled bath with shower attachment and shower over, basin and WC with cupboard under. Chrome and gilded fittings. Kitchen with oak fronted kitchen units incorporating a double oven, four ring gas hob with extractor over, plumbing for dishwasher, 1 bowl stainless steel sink, refrigerator and freezer, part tiling to walls. Back Hall with double doors to the patio, quarry tiled floor, cupboards and downlighters. Utility with cherry wood fronted cupboard and wall cabinets, part tiled with a stainless steel sink and plumbing for washing machine and dryer. Vaillant gas fired boilers for central heating and hot water. Cloakroom with WC. Family/ Games Room with six wall light points

and downlighters, windows to three sides and door through to the Library.

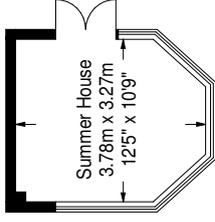
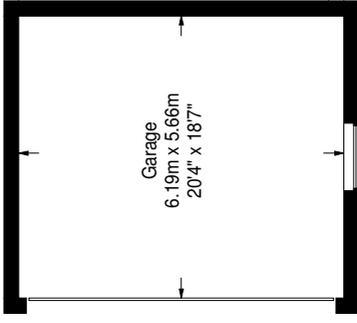
The Landing has a hardwood balustrade and sitting area. Door to Inner Landing with eaves storage, downlighters, and cupboard, with large insulated hot water cylinder with auxiliary immersion heater. Master Bedroom with two dormer windows and doors to Dressing Room with cherry wood doors to fitted wardrobes and door to En Suite Bathroom with corner bath, curved shower cubicle with gilded fittings, tiled walls, gilded heated towel rail, WC., and basin with cupboards under, downlighters and extractor. Bedroom No.2 has double wardrobes with cherry wood doors and downlighters. En Suite Shower Room with tiled walls, shower cubicle with chrome and gilded fittings, heated towel rail, WC., basin with cupboard under. Bedroom No.3 has views over the garden and mirror fronted wardrobes to one wall.







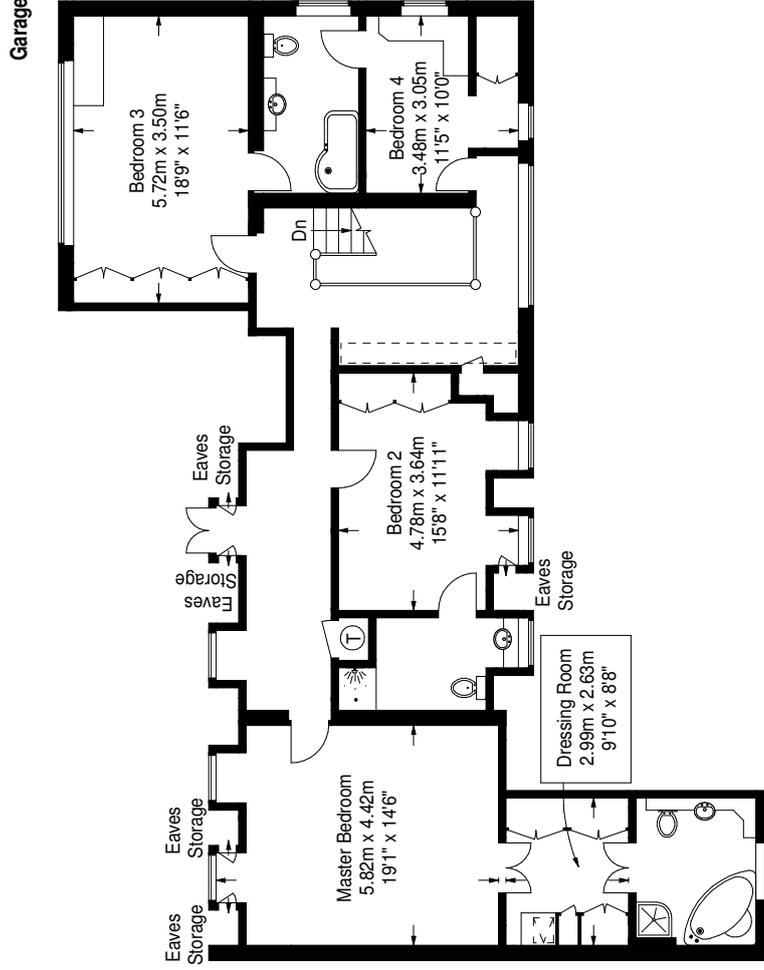
65A Tiddington Road, Stratford-Upon-Avon



Summer House



Ground Floor



First Floor



Approximate Gross Internal Area = 343.9 sq m / 3702 sq ft

Garage = 36.7 sq m / 395 sq ft

Summer House = 11.3 sq m / 122 sq ft

Total = 391.9 sq m / 4219 sq ft

Gardens and Grounds

The front garden is in a secluded location behind a brick wall with a curved gravel drive, with wiring for driveway lighting and large parking area. The front garden is lawned with mounding by the entrance with mature apple, chestnut, lime and purple maple and flower beds. The front garden is walled to the north side, with a path with fig, pear, shrubs and flowers growing against the wall. To the north east side of the house is a paved and gravel courtyard with fish pool. To the south side of the house is a further access to the rear garden, with a magnificent magnolia tree and terraces to the rear of the house. There is a ramped path for the mower. Detached Double Garage constructed of brick under a pitched tiled roof with automatic doors.

Summer House is of brick and timber construction with a stone tiled floor, power, light and television point, gas point and multi-fuel stove - an ideal retreat. Mower Garage located under the house. The rear gardens are lawned, sloping down to the river, containing shrub beds and fine mature evergreens. There is a bridge to the first island, which contains the basis of a Victorian garden. The islands have mature trees including willow, ash, yew, poplar and alder.

Tenure

The properties are Freehold.

EER Rating

D



Services

Mains electric, gas, water and drainage are connected to the property.

Local Authority

Stratford upon Avon District Council
+44 (0) 1789 267575

Council Tax Band

H

Fixtures and Fittings

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded but maybe available by separate negotiation.

Viewing

Strictly by appointment with Stephen Parry & Company on 01926 883311.

Directions

From J15 (M40) northbound take the second exit onto A46 towards Stratford upon Avon and at the next roundabout take the first exit onto the Warwick Road (A439) and continue along into Stratford upon Avon and onto the Bridgeway. At the traffic lights turn left and proceed over the river bridge, then take the first left onto Tiddington Road (B4086 signposted Wellesbourne). Continue up the Tiddington Road and 65a Tiddington Road is located on the left (CV37 7AF).

STEPHEN PARRY
& COMPANY

1 Binswood Street,
Royal Leamington Spa,
Warwickshire, CV32 5RW

T: +44 (0)1926 883 311
www.stephenparry.co.uk

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