



Sid Courtney Road, Tiddington, CV37 7FA

£750,000


KING

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HOMES

1679 SQ FT – Nestled in a highly sought-after modern development in the heart of Tiddington, a charming village just outside Stratford-upon-Avon, this exceptional double-fronted detached home offers a wealth of beautifully designed living space. Immaculately upgraded throughout, the property features fresh, contemporary décor, new flooring, and a sound system throughout the property and upgraded lighting, creating a stylish and comfortable atmosphere. With no onward chain, this home is ready to move straight into and make your own.



Step into a warm and inviting entrance hall with stylish tiled flooring, offering easy access to a convenient WC and stairs leading to the first floor. Panelled doors open into a flexible room, perfect for use as a home office or playroom, with lovely views over the Home Guard Playing Fields. The spacious sitting room boasts dual-aspect windows, elegant flooring, and double doors that lead out to the garden — creating a seamless flow between indoor and outdoor living.

At the heart of the home is the stunning open-plan family kitchen/diner, an ideal space for both entertaining and everyday family life. The dining area easily accommodates a large table and chairs, with ample room for a sofa if desired. The kitchen is a chef’s dream, featuring sleek quartz work surfaces, an abundance of storage, and a full suite of premium appliances. A door leads to the handy utility room, adding a layer of practicality to this beautiful home.

Upstairs, a central landing with an airing cupboard provides access to four generously sized bedrooms and a modern family bathroom. The master bedroom enjoys the luxury of a well-appointed en-suite shower room and double fitted wardrobes.

Outside, the rear garden is a private retreat, thoughtfully designed with a spacious paved seating area that can be accessed from both the sitting room and kitchen — perfect for alfresco dining or simply enjoying the outdoors. The garden also includes a well-maintained lawn with planted borders and a personnel door leading to the garage. Currently used as a gym, the garage has been partially converted, while still offering a substantial storage area at the front, accessible via an electric door. There is also an electric car charging point and tandem parking for added convenience.

Key Upgrades:

All rooms have been fitted with brand-new wall sockets and light switches, upgraded to sleek flat-to-the-wall Matt white finishes. Spotlights have been added to every room, providing a modern touch with matching finishes to the sockets and switches. The entire home has been fitted with new oak doors.

The stylish herringbone Karndean tiles, laid individually, add a sophisticated touch to the flooring throughout, with new carpets and flooring in other rooms. A speaker system, controlled via Bluetooth, has been installed in the downstairs office, living room, family room, kitchen, master bedroom, and en-suite for a seamless audio experience. The bathrooms feature hands-free, touch-to-light mirrors — a sleek, modern touch. The living room boasts a custom TV wall with surround sound, with speakers installed in both the ceiling and the walls for an immersive experience. The whole property has been fitted with bespoke shutter blinds. offering privacy and style. The staircase has been remodelled with oak and glass, creating a stunning feature, Automatic lighting guides you up the stairs and along the hallway, adding both convenience and elegance. In the bedrooms, custom-made wardrobes.

This beautiful home offers the perfect combination of modern living, comfort, and practicality. A viewing is highly recommended to truly appreciate everything it has to offer.

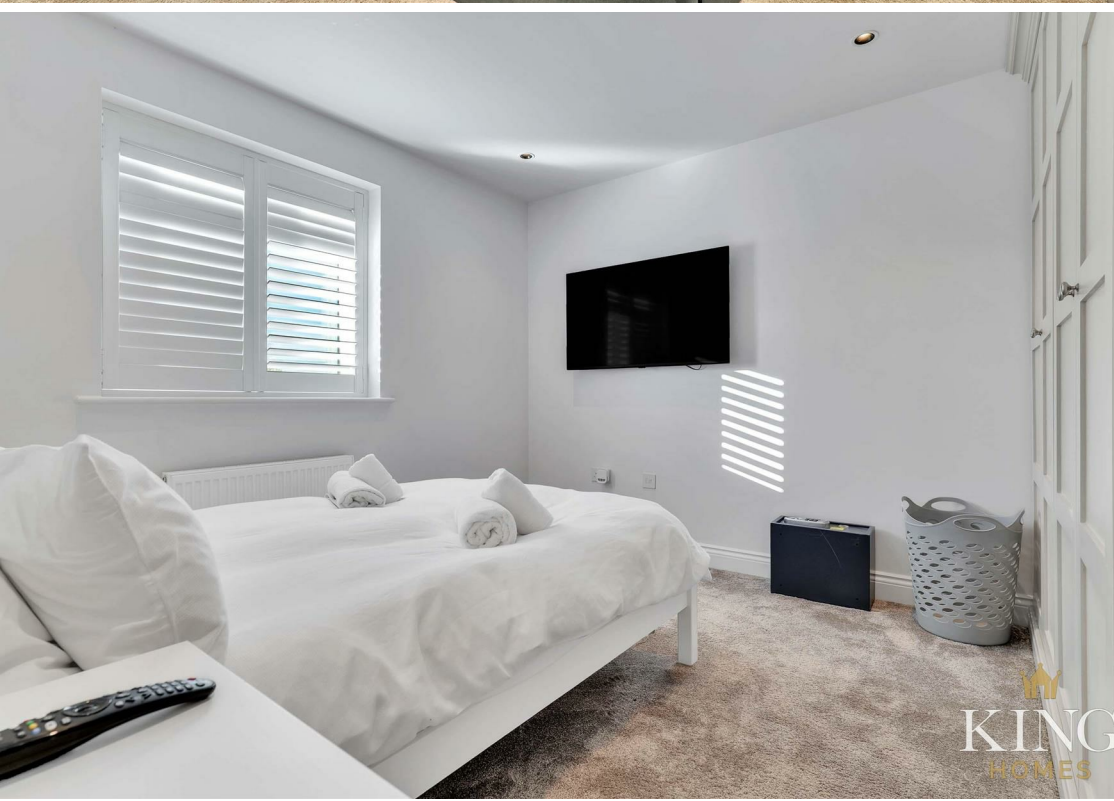
Tenure
TENURE: The property is understood to be freehold. There is an estate charge of £293 pa. This should be checked by your solicitor before exchange of contracts.

Hallway

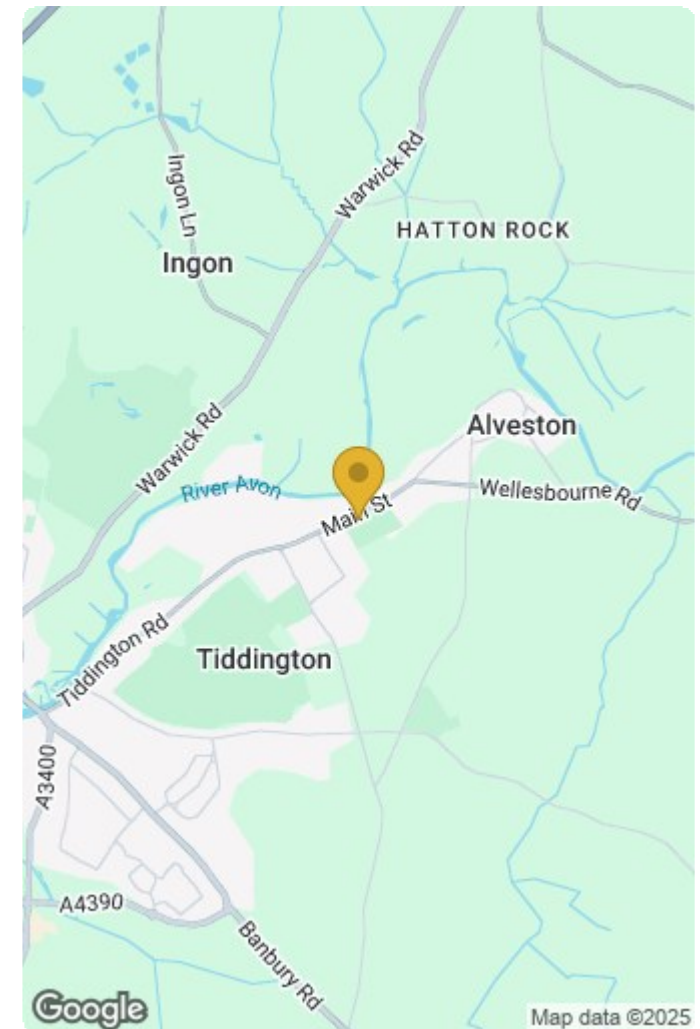
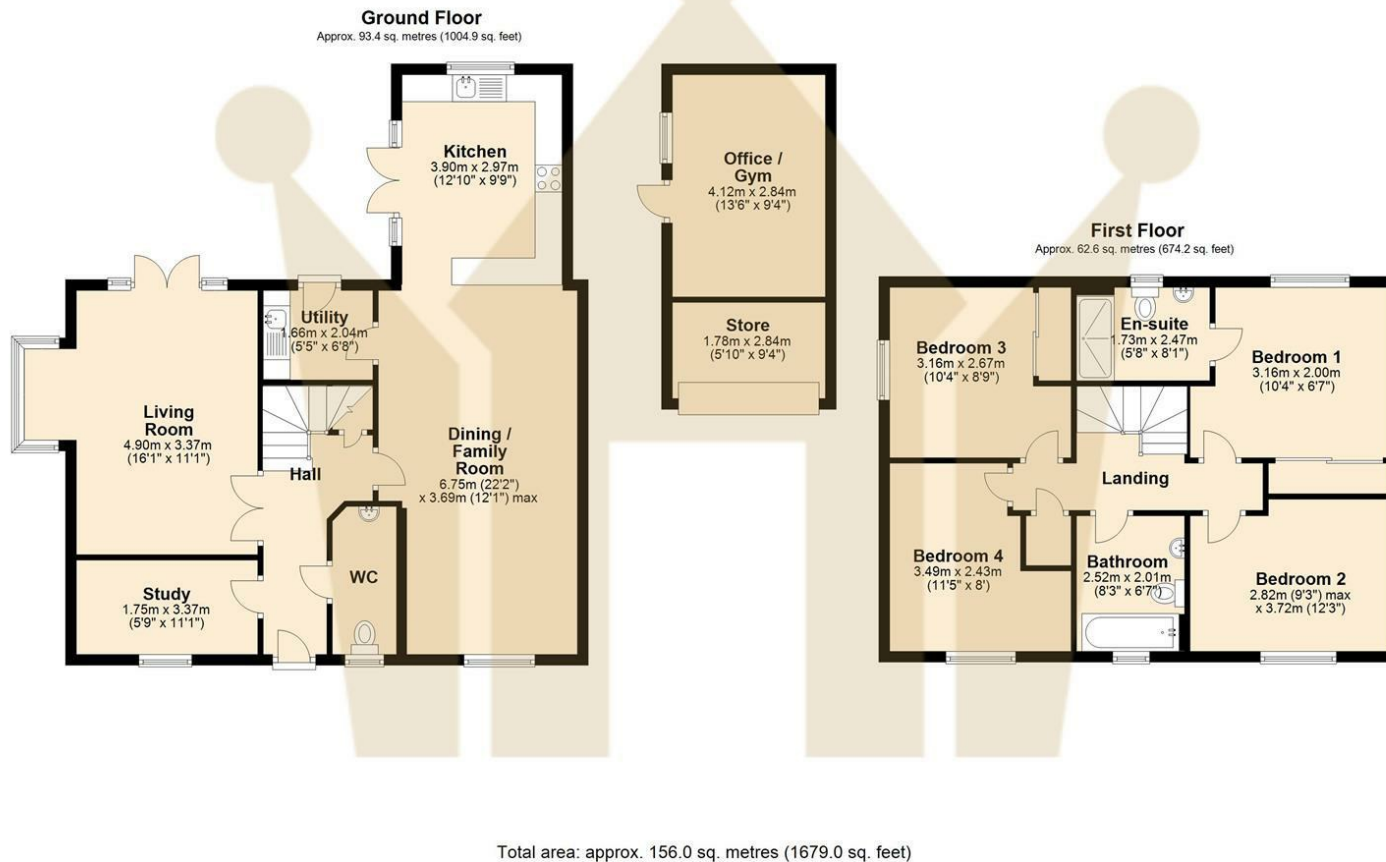
W/C

Kitchen	12'9" x 9'8" (3.90 x 2.97)
Dining/family room	22'1" x 12'1" (6.75 x 3.69)
Utility	5'5" x 6'8" (1.66 x 2.04)
Study	5'8" x 11'0" (1.75 x 3.37)
Living Room	16'0" x 11'0" (4.90 x 3.37)
Landing	
Bedroom one	10'4" x 6'6" (3.16 x 2.00)
Ensuite	5'8" x 8'1" (1.73 x 2.47)

Bedroom Two	9'3" x 12'2" (2.82 x 3.72)
Bedroom three	10'4" x 8'9" (3.16 x 2.67)
Bedroom four	11'5" x 7'11" (3.49 x 2.43)
Bathroom	8'3" x 6'7" (2.52 x 2.01)
Office/gym	13'6" x 9'3" (4.12 x 2.84)
Store	5'10" x 9'3" (1.78 x 2.84)







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B	85		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	