

Peter Clarke



Avon Leys 32 Tiddington Road, Stratford-upon-Avon, CV37 7BA





A prestigiously located residence on the Tiddington Road, within comfortable walking distance of the town. On an enviable corner plot, this four bedroom, three bathroom, four reception room property, extends to over 3,300 sq.ft. of ready to move into/turnkey standard re-modelling and renovation undertaken by the existing owners. The majority of the original character has been retained or is sympathetic including deep skirtings, mouldings, high ceilings, an excellent cellar, huge loft space suitable for conversion if further accommodation is required. It is though the standard of presentation throughout the property that offers an important niche in the market for downsizing buyers looking for the location and convenience of the position or an opportunity to trade up onto this road for such a well proportioned property offering great value at this level of finish. Tandem garage parking and a second driveway off Loxley Road. Early viewings are recommended to appreciate the extent and quality of the accommodation.

- A prestigiously located residence on the Tiddington Road
- Comfortable walking distance of the town.
- Four bedrooms, three bathrooms, four reception rooms
- Superb re-modelling and renovation to include new kitchen, bathrooms, flooring decorations, plumbing/heating system, extension
- Tandem garage parking and a second driveway off Loxley Road
- Well proportioned property offering great value at this level of finish
- Original character features including deep skirtings, mouldings, high ceilings,



Offers Based On £1,395,000





**ACCOMMODATION**

**RECEPTION HALL**

with staircase leading to first floor.

**DRAWING ROOM**

**DINING ROOM**

**SITTING ROOM**

**INNER HALLWAY**

with staircase leading down to

**CELLAR/STORAGE**

**KITCHEN/BREAKFAST ROOM**

**UTILITY ROOM**

**CLOAKROOM**

**PLANT ROOM**

**FIRST FLOOR LANDING**

**PRINCIPAL BEDROOM**

**EN SUITE SHOWER ROOM**

with shower cubicle, wc and wash hand basin.

**BEDROOM TWO**

**BATHROOM**

with freestanding bath, shower cubicle, wc and wash hand basin.

**BEDROOM THREE**





**BEDROOM FOUR**

**SHOWER ROOM**

with shower cubicle, wc and wash hand basin.

**OUTSIDE**

**DETACHED GARAGE**

**WORKSHOP**

**GARDENS**



## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**AGENTS NOTE:** The property is in a Conservation Area

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

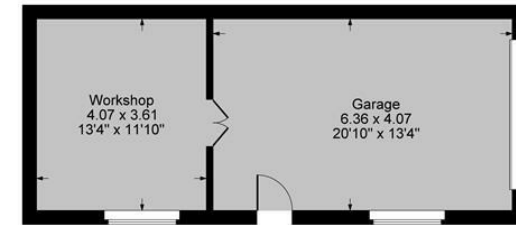




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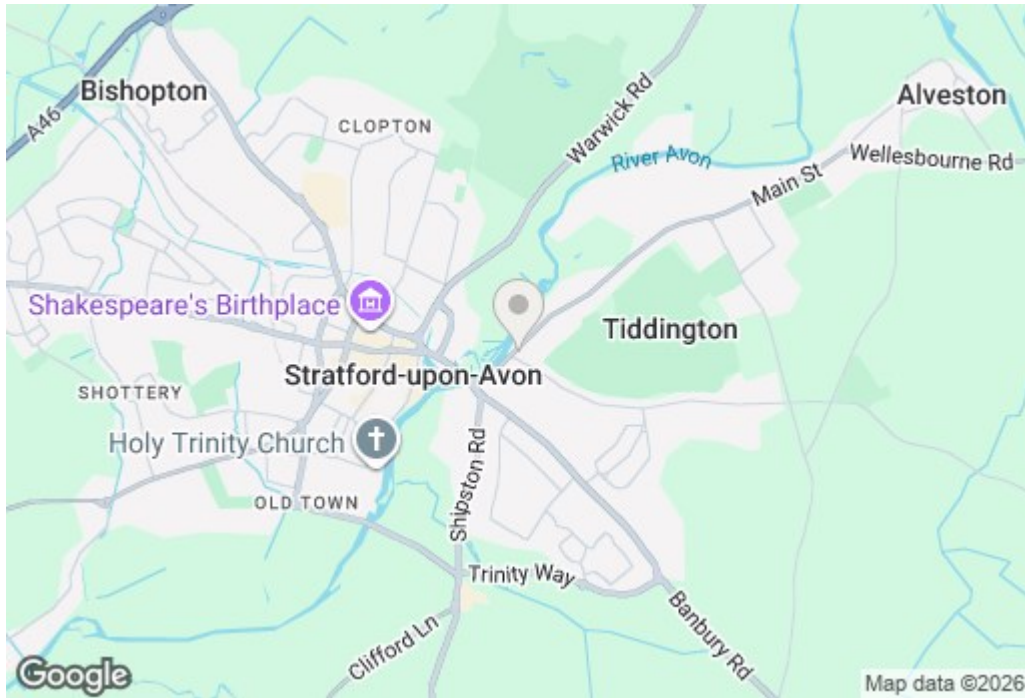
Approximate Gross Internal Area  
 Cellar = 30.13 sq m / 324 sq ft  
 Ground Floor = 154.22 sq m / 1660 sq ft  
 First Floor = 131.69 sq m / 1418 sq ft  
 Garage = 41.18 sq m / 443 sq ft  
 Total Area = 357.22 sq m / 3845 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Garage





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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