

Peter Clarke

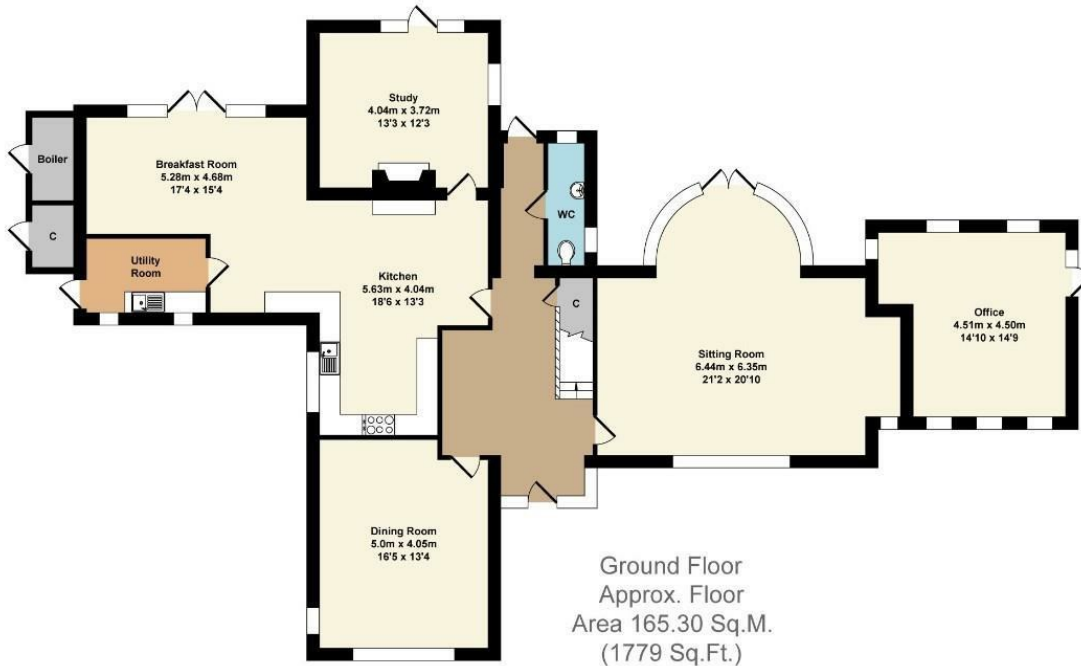


The Grange, 64 Tiddington Road, Stratford-upon-Avon, Warwickshire, CV37 7BA

# Tiddington Road, Stratford upon Avon, CV37 7BA

Total Approx. Floor Area 292.30 Sq.M. (3146 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



- Detached 1920s residence of reclaimed materials
- Gross internal area 3,146 sq.ft.
- Five bedrooms, two bathrooms, five reception rooms
- Premium position on the coveted Tiddington Road
- Well presented and maintained
- Beautiful established gardens providing a superb backdrop
- A highly desirable property
- Overall plot size over a third of an acre (0.35)
- Work from home office/hobby/gym/treatment room
- NO CHAIN



£1,500,000

A detached 1920s Tudor style period residence of five bedrooms, two bathrooms, five reception rooms, set back off the road behind a deep foregarden. The property is within walking distance of the town and is well proportioned to provide very comfortable family living of gross internal area 3,146 sq.ft. and being well maintained and appointed. The property enjoys mature and established gardens. The foregarden is mainly laid to lawn and formally laid out, ample parking and turning area and gated accesses lead to the beautiful rear garden featuring "the folly". The plot enjoys a good width with an overall size of over a third of an acre (0.35). With ornate part timber framing, leaded light windows and part tiled hung and herringbone brick elevations, the property has ornate brick chimneys and forms one of four properties on the road that were built from the reclaimed materials of the demolition of Bradley Hall, Kingswinford, providing an interesting history.

## ACCOMMODATION

### ENTRANCE HALL

oak staircase to first floor, oak stripped floor, understairs cupboard.

### CLOAKROOM

wc, wash hand basin, fitted cupboard.

### SITTING ROOM

with arched bay window overlooking the rear garden, stone fireplace.

### DINING ROOM

fireplace, exposed beams and fitted electric fire.

### FAMILY KITCHEN/DINING ROOM

with range of base and wall cupboard and drawer units, granite working surfaces over, one and a half bowl stainless steel sink, Belling range cooker, AEG stainless steel hood over, tiled splashbacks, twin fridges, twin freezers, AEG bottle fridge, AEG combi-microwave/grill, Bosch dishwasher. Open plan to

### FAMILY ROOM

with double French doors to rear garden and off to

### LAUNDRY/UTILITY

with stainless steel sink, gas meter cupboard. Space and plumbing for washing machine and tumble dryer. Storage cupboard.

### STUDY

French doors to rear, fireplace, fitted cupboards.

### FIRST FLOOR LANDING

super view over the rear garden, hatch to roof space.

### MASTER BEDROOM

a lovely size with wardrobes and view over the garden.

### EN SUITE BATHROOM

rolltop bath on stand, semi-pedestal wash hand basin, wc and large shower cubicle. Built in cupboard.

### BEDROOM TWO

window to front, wardrobes. Jack and Jill access to

### SHOWER ROOM

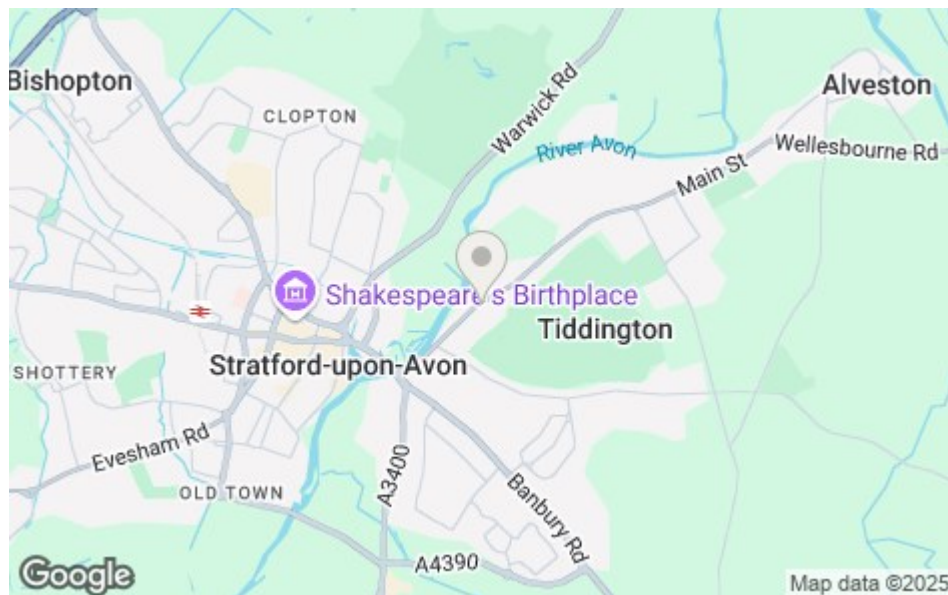
semi-pedestal wash hand basin, good sized shower, wc.

### BEDROOM THREE

window to rear, wardrobes.







#### **BEDROOM FOUR**

window to side.

#### **BEDROOM FIVE**

presently used as a dressing room, wardrobes and pelmet lighting.

#### **OUTSIDE**

The Grange is set well back off Tiddington Road behind brick paved and gravelled driveway, formally laid out mainly lawned front garden and a laurel hedge affording privacy at the front and box hedging. Central planted bed. There are gated accesses either side of the property, taking the left hand side, a gate opens to a bin store area and boiler shed with Baxi gas fired central heating boiler, hot water tank. Tool shed and leading round to

#### **REAR GARDEN**

paved terrace immediately adjoining the rear with raised sitting area in front of "the folly", a wedding commemoration of stone and brick with rounded columns, gravelled pathways and borders, shaped lawned gardens beyond, mature hedges and enjoying a good width.

By the opposite gated entrance a path leads round to the

#### **HOME OFFICE/HOBBY/TREATMENT ROOM**

providing very useful work from home solution.



## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. 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:** Carpets and certain light fittings are included in the sale.

**PHOTOS:** Please note the property is now unfurnished and offered for sale with NO CHAIN.

**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:** E. A full copy of the EPC is available at the office if required.

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

**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.





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