



The Cedars
School Lane | Tiddington | Stratford-upon-Avon | CV37 7AJ

FINE & COUNTRY

THE CEDARS

'Peaceful and convenient', 'understated and mysterious; a truly unique and exciting opportunity. With previous planning permission granted, this four-bedroom single storey home has great scope for development. Set in a highly desirable location, offering versatile living and a secluded south-westerly facing garden.



Welcome to The Cedars! A distinctly different home, designed to deceive. Nestling in the heart of Tiddington, within walking distance of Stratford town and a stone's throw away from the river Avon, really is most extraordinary.

Inspired by the work of the renowned American architect, Frank Lloyd Wright, prepare to be captivated from the moment you enter. Wright's philosophy of organic architecture is brought to life by the way this home is designed in harmony with its environment: the wall-to-ceiling windows frame the garden beautifully.

Originally built in the 1950s, the property was extended in 1985. Further planning permission has since been granted and subsequently reinstated for a front, side and second storey extension. The current architectural design provides an abundance of inspiration for any future project work.

Today, as you enter the property, the hallway leads you to a garden room - a tranquil space that celebrates the outdoors. Three bedrooms connect to the hallway, each with accompanying shower rooms. The third bedroom, currently used as an office space, offers a sauna/shower.



The heart of the home offers open plan living, where the kitchen, dining, and sitting areas create a fantastic communal space for entertaining friends and family. Each area has been carefully considered and delineated through contrasting flat and vaulted roof design. The high vaulted ceilings in the kitchen and sitting area bring an abundant feeling of light and space into the home.





Seller Insight

“It was the unique design and secluded situation of the property which first attracted us to The Cedars,” say the current owners of this fantastic Frank Lloyd Wright inspired building. “Having already tried to buy the house before, we were delighted when it came back onto the market 16 years ago, and have loved it and looked after it ever since.”

“This is not a usual property,” the owners continue, “and offers constant surprises. What most people find interesting when they visit for the first time is to see what is behind the mysterious, understated façade. Looking at the house from the front, you get no glimpse of what is inside. This sense of curiosity is magnificently gratified when enter to discover the open interior, bathed in natural light through the glass rear wall. From wall to ceiling in places, the vast windows are like a living gallery of beautiful paintings, the scene changing with the weather and throughout the seasons. Further, we are not overlooked by any neighbours, meaning that we have complete privacy and never even have to draw the curtains.”

Outside, the property is equally well designed. “Arranged in three parts, the garden serves to triple the living and entertaining space during the warmer months of the year,” say the owners. “As well as extensive decking and al fresco living areas, there is a swimming pool in the middle, and a square Koi pond complete with water feature to complement the architecture of the house itself. Two Scottish ferns dominate the local environment, along with other mature plants, and we share the garden with an array of birds and wildlife. We love waking up in the morning to the sight of the ducks outside our ground floor bedroom window!”

The location of the property has much to offer, too, being both peaceful and convenient. “We are just one minute from one of the best Indian restaurants in town,” say the owners, “with a local pub, an excellent beauty salon, a spa and a Chinese restaurant also close by.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





“ With its Frank Lloyd Wright style architecture and wonderful sense of peace and tranquillity, this property truly is spectacular. ”

From the sitting room a further hallway, with a guest cloakroom, leads to the main bedroom with impressive roof apexes and floor-to-ceiling sliding doors which provide access onto the garden and flood the room with natural light. The room also benefits from an ensuite bathroom with separate bath and shower.

The eclectic artistic touches found throughout the property, combined with impressive, vaulted ceilings, add to the home's sense of character and style. Simple and modest from the front – opening the door onto the views of the serene garden is an experience not to be missed.

















Outside

The Cedars sits in a generous and private plot of over a third of an acre. To the front of the house, there is a large driveway which offers a double garage, outside tap and parking for 6 or more cars.

Stepping outside, you reach the terrace and expansive decking area, perfect for alfresco dining. The terrace extends to the Koi Carp pond and heated swimming pool. The south-westerly facing garden is full of mature shrubs and plants, creating a stunning environment for wildlife which makes this home so peaceful.

There is a pump room and a garden shed discretely positioned at the side of the house.









LOCATION

The Cedars is carefully positioned in the heart of Tiddington – a prime village location – within walking distance of the historic market town of Stratford-upon-Avon, where you will find an array of shops, restaurants and cultural experiences. Tiddington Village has its own thriving community and offers a Public House, a convenience store, and selection of independent shops and restaurants.

The house is also conveniently located to access the neighbouring villages of Alveston, home to the popular Baraset Barn restaurant, and Charlecote, whose Park is a beautiful National Trust site.

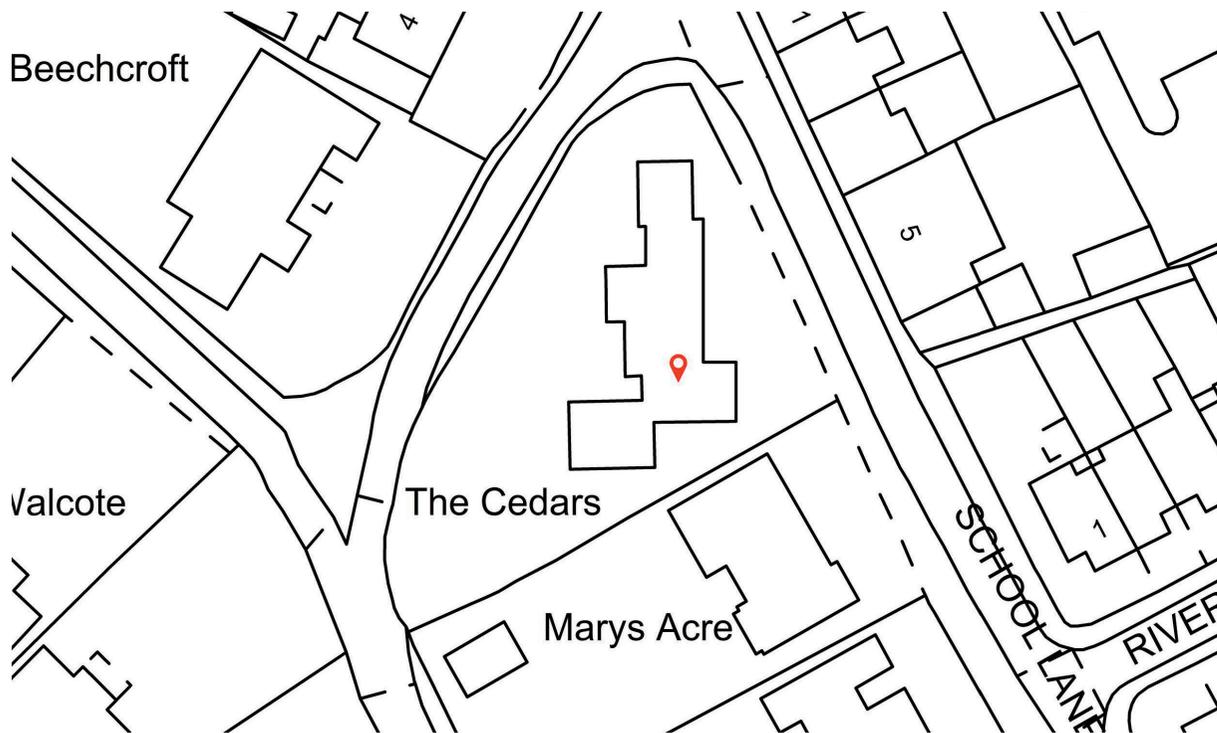
There are also good transport links via the A429 and A46 to Warwick and Leamington and an easy hop to the M40 as well as Warwick Parkway Train Station.

The enchanting town of Stratford-upon-Avon is a popular tourist destination owing to its status as birthplace of the playwright and poet William Shakespeare with visitors from all over the world. The Royal Shakespeare Company resides in Stratford's Royal Shakespeare Theatre, one of Britain's most important cultural venues. The town itself has many buildings that have survived over the years and would have been familiar to Shakespeare. It also offers a thriving community offering a wide variety of leisure, dining and shopping experiences.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon.

Stratford-upon-Avon and Stratford-upon-Avon Parkway train stations offer direct services to London, Birmingham, Warwick, Warwick Parkway and Leamington Spa. There is also a coach station. Warwick Parkway, Leamington Spa, Honeybourne and Banbury also offer direct rail services to London and Birmingham. The central position of Stratford-upon-Avon makes it an ideal location for commuting to the entire country with easy access to the Fosse Way, M40, M42, M1 and M6. Leamington Spa is just twelve miles away and Banbury only twenty miles away. Birmingham International Airport is just twenty six miles away.





Services

Mains drainage, water, gas heating and electricity.

Local Authority

Stratford-on-Avon District Council.

Property Tenure

Freehold

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01789 332600 or email stratford@fineandcountry.com.

There are covenants on the property, please contact us for more information.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours:

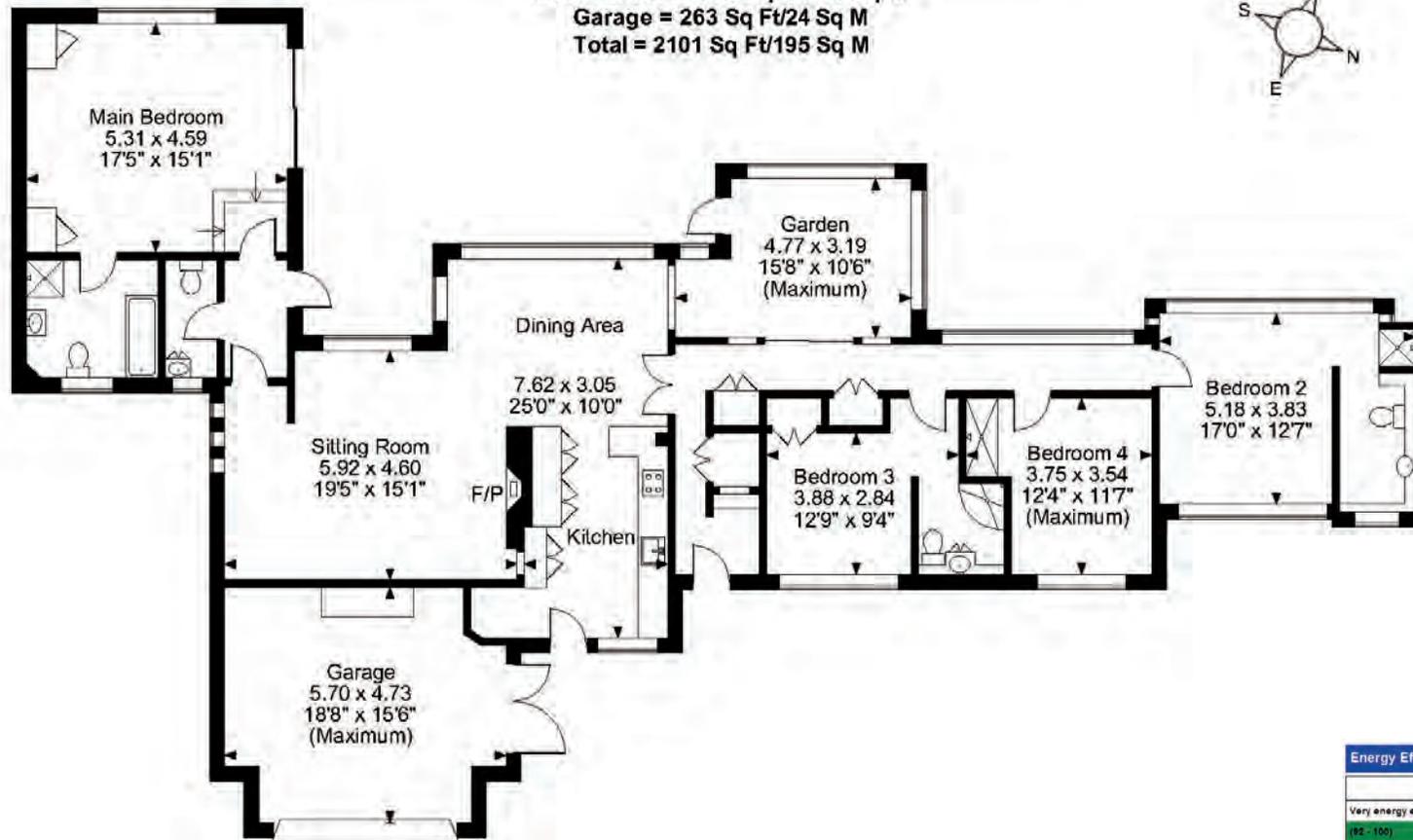
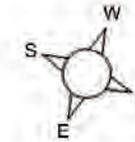
Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	Appointments by arrangement

Directions

From central Stratford-upon-Avon head over Bridge Foot and turn left on to Tiddington Road (B4086). Continue onto Main Street. With the Wendy O'Hare's Beauty Salon and Aladdin's Indian on your left, you will find School Lane on your left. The Cedars is about half way down the Lane.

Alternatively, heading towards Stratford-upon-Avon, from Alveston, head along Wellesbourne Road, until it joins Main Street. After Connolly's Tapas on your right, School Lane is the next turning on the right.

The Cedars, School Lane, Tiddington, Stratford-upon-Avon
Approximate Gross Internal Area
Main House = 1838 Sq Ft/171 Sq M
Garage = 263 Sq Ft/24 Sq M
Total = 2101 Sq Ft/195 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E	40	
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





ROSE LORD
PARTNER AGENT

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Rose is a highly-accomplished Partner Agent covering Stratford-upon-Avon and surrounding areas. Her combined local knowledge of the luxury property market, bluechip financial services background and over a decade of experience working with high profile clients allow Rose to offer a personalised and bespoke service. Following her passion for property and people Rose joined Fine and Country in 2020. Rose is an extremely proactive agent who seeks to support her clients every step of the way in writing their next chapter. Rose's extensive marketing expertise and access to marketleading digital technology assist in maximising the exposure of her clients' homes to achieve the best possible outcome.

Rose lives just outside Stratford, with her husband, two children and dog, Bruni. With a strong interest in house renovation, the family are no strangers to moving home. Rose loves all things interior design, keeping active and spending time with her family.

YOU CAN FOLLOW ROSE ON



SUKHI SINGH
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After working for many years as a lettings agent I decided to study for and qualified as a Mortgage Adviser in 2015. Worked for a large regional Building Society soon after qualifying, where I learnt all about the mortgage industry. In March 2019 I joined Mortgage Advice Bureau to be able to offer my clients a fantastic service and haven't looked back since! I love the variety each case brings and the job satisfaction when the case completes is second to none. In my spare time, I love spending time with my children, travelling and baking.

High Net Worth Mortgage Specialists



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country

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