

VAUGHANREYNOLDS
ESTATE AGENTS

Bishops Lodge, Tiddington Road

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



Matt Reynolds
Director



Bishops Lodge, Tiddington Road, Stratford-Upon-Avon, CV37 7BB

Set on the prestigious Tiddington Road, this exceptional new-build home is one of just two individually crafted luxury residences by a highly regarded local house builder. Extending to approximately 8,601 sq ft including garage and ancillary accommodation, the house combines architectural confidence with an uncompromising level of finish.

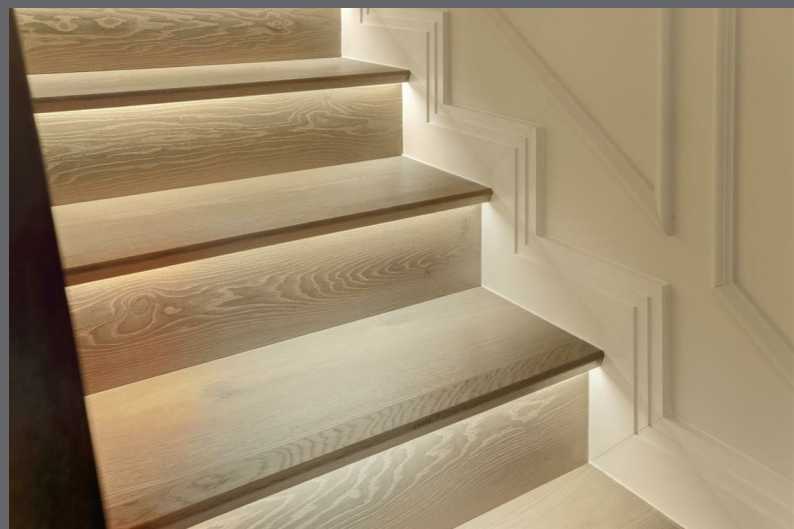
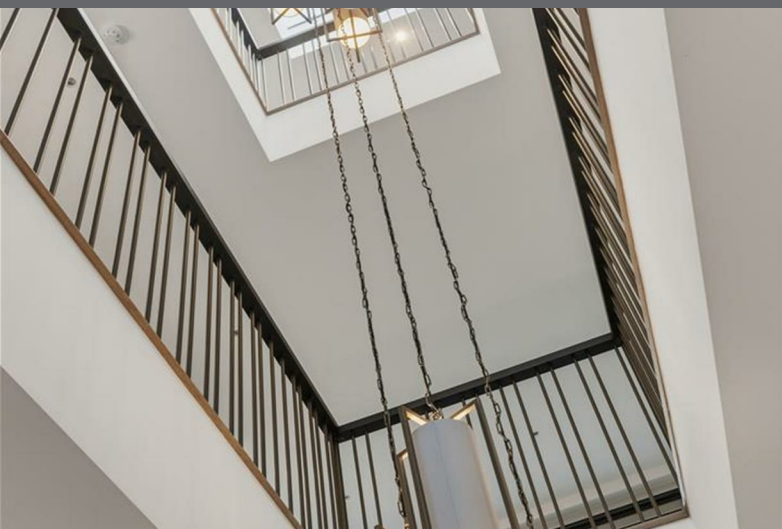
* Reception Hall * Snug * Sitting Room
* Kitchen/Breakfast/Family Room * Dining Room
* Utility Room * Two WC's * Pantry

* Main Bedroom/Dressing Room/En-suite
* Bedroom Two/Dressing Room/En-suite * Bedroom Three/Dressing Room/En-suite
* Bedroom Four/En-suite * Bedroom Five/En-suite

* Games Room & Leisure Suite * Gymnasium
* Bedroom Six & Bathroom/Spa
* Outdoor Kitchen

* 0.45 acre plot * Double Garage and car port

* 10 Year ICW Warranty



6



6



6



0.45
acre(s)

Enjoying open views across Stratford Golf Course and beautifully landscaped gardens, the property has been designed around light, space and lifestyle. With bespoke interiors, hotel-quality bathrooms, integrated smart technology and outstanding leisure and entertaining spaces, this is a rare opportunity to acquire a landmark contemporary home just moments from the heart of Stratford-upon-Avon.

Set discreetly along Tiddington Road, this exceptional new-build home is one of only two individually crafted residences by a highly regarded local luxury house builder. Designed without compromise and finished to an exacting standard, the property extends to approximately 8,601 sq ft including garage and

outbuilding, delivering a rare combination of scale, architectural confidence and meticulous attention to detail.

The exterior presents a composed blend of traditional craftsmanship and contemporary design, with high-quality brickwork, refined rooflines and bespoke detailing creating a timeless yet forward-looking aesthetic. To the rear, expansive glazing stretches across the width of the house, opening the principal living spaces onto landscaped gardens and framing open views across Stratford Golf Course, ensuring privacy, outlook and a strong connection to the setting.

Upon entering, the sense of volume and light is immediately apparent. The main hallway is



arranged around a striking central open void, extending through all three levels of the house and crowned by a dramatic feature hanging light fitting. This architectural centrepiece sets the tone for the interior, creating a feeling of openness and flow rarely achieved on this scale.

At the heart of the home lies a beautifully appointed bespoke handmade kitchen, conceived as both a practical workspace and a refined social hub. A full bank of integrated Miele appliances is paired with elegant cabinetry, generous preparation surfaces and seamless links to the dining and family areas. Supporting the kitchen is a thoughtfully designed butler's pantry, along with an extensive utility and boot room, ensuring the house functions effortlessly for modern family life while keeping everyday practicality discreetly out of sight.

Throughout the interior, bespoke cabinetry crafted by local master craftsmen features prominently, reinforcing the sense of quality and cohesion. This custom joinery is found in the family room, study, bedrooms and the upper-floor bar area, adding warmth, texture and a tailored feel that elevates the house well beyond standard new-build specification.

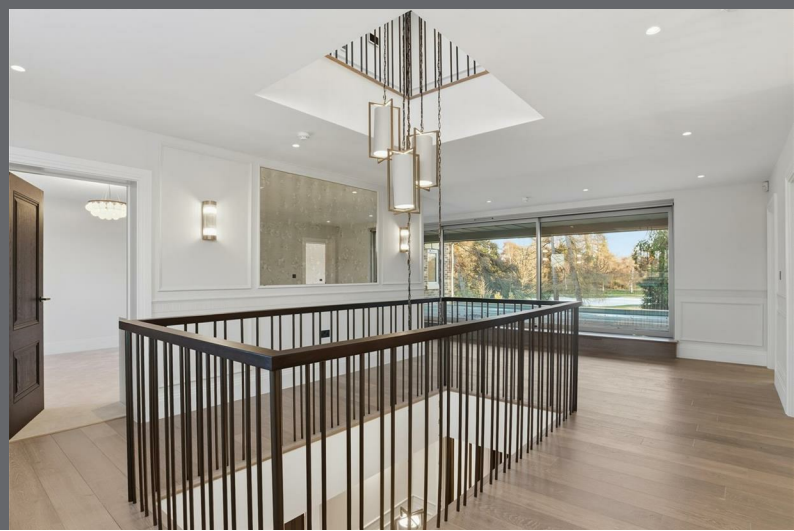
The first floor continues the theme of considered luxury, with generous bedroom suites and the inclusion of a fully equipped laundry room — a feature increasingly sought after in high-end homes and positioned for convenience rather than compromise. Two walk-out balconies on the upper levels provide additional outdoor space, creating elevated terraces ideal for entertaining, relaxing or enjoying views across the surrounding landscape.





The principal suite is arranged as a private sanctuary, with dedicated dressing and bathing areas finished to an exceptional standard. Bathrooms throughout the house are truly standout spaces, featuring natural stone or marble finishes, luxury sanitary ware, bespoke detailing and carefully designed feature lighting. The principal en-suite further distinguishes itself with a discreetly integrated television, while the second-floor leisure level includes a luxurious bathroom suite complete with a steam room, enhancing the home's wellness and lifestyle credentials.

Above the garage, a substantial additional suite provides exceptional flexibility and would serve perfectly as independent accommodation for a dependant relative, nanny or long-term guest. Arranged to feel genuinely self-contained, it benefits from a luxury shower room, a well-appointed kitchenette, and its own independent staircase, offering privacy and autonomy while remaining seamlessly connected to the main house when required.



Technology has been seamlessly incorporated to enhance comfort and security without intruding on the design. The house benefits from a comprehensive home automation system, including Rako smart lighting, heating, media and security cameras, all controlled via two centrally positioned iPad-style hubs. Underfloor heating runs throughout all levels, with air conditioning in selected rooms, alongside solar panels to improve efficiency and sustainability. Feature lighting, both internally and externally, has been carefully designed to highlight architectural elements and landscaping after dark.

Externally, the approach is defined by a resin-bound driveway and paths, leading to a double garage complemented by a covered carport, providing ample parking and practicality. The landscaped gardens have been designed as a natural extension of the house, balancing structure, privacy and open space.

A true highlight is the high-quality cabana, conceived as a year-round lifestyle destination with genuine international appeal. Equipped with a log burner, wall-mounted television and a fully fitted outdoor kitchen, it offers a versatile environment for entertaining, hosting or relaxed family use, blurring the line between indoor and outdoor living in all seasons.

The property is further supported by a 10-year NHBC warranty, offering reassurance and reflecting the confidence of the builder in both construction and finish.

Located just moments from the heart of Stratford-upon-Avon, the house enjoys the best of both worlds — a peaceful, semi-rural setting with immediate access to one of England's most celebrated riverside towns. Renowned as the birthplace of William Shakespeare, Stratford-upon-Avon offers a rich cultural scene centred around the Royal Shakespeare Theatre, alongside independent shops, acclaimed restaurants, riverside walks and excellent schooling. This balance of lifestyle, culture and connectivity continues to attract discerning buyers from across the UK and overseas.

This is a home defined by luxury, craftsmanship and thoughtful design — a substantial yet refined new residence in a prime Stratford-upon-Avon location, created for those seeking quality, discretion and a lifestyle without compromise.





Outbuilding

This floor plan shows a 1000 sq. ft. house with 3 bedrooms, 2 bathrooms, and a garage. The layout includes a Living Room (12' x 17'), Dining Room (12' x 13'), Kitchen (10' x 11'), and a central Hallway. There are three bedrooms: a Master Bedroom (12' x 13'), a second Bedroom (10' x 11'), and a third Bedroom (10' x 11'). The house also features two full bathrooms, a central staircase, and a two-car garage (20' x 21'). The overall dimensions of the property are 34' x 30'.

Total Area = 799.06 sq m / 8601 sq ft

Denotes restricted head height



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band New Build

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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