

**VAUGHANREYNOLDS**  
ESTATE AGENTS

73 Tiddington Road  
Stratford-upon-Avon

# 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





## 73 Tiddington Road, Stratford-Upon-Avon, CV37 7AF

Character. Grandeur. Riverfront Living.

Tucked discreetly behind a majestic, yew-flanked driveway in one of Stratford-upon-Avon's most prestigious locations, 73 Tiddington Road is a home that speaks quietly but confidently of timeless craftsmanship, architectural elegance, and rare natural beauty.

This unique, architect-designed residence is a modern ode to the rich tradition of Tudor design. Created with a keen eye for historic detail and the benefit of contemporary building methods, the property masterfully blends old-world charm with today's comfort. From the moment you arrive, the evocative mock Tudor façade sets the tone—characterful, striking, and wholly individual.

- \* Inviting Reception Hall & WC \* Vaulted Living Room
  - \* Inner Sitting Room \* Dining Room
    - \* Snug \* Study
- \* Breakfast Kitchen & Utility \* Five Bedrooms
  - \* Three En-Suite \* Family Bathroom
- \* Separate Two Bedroom Annex \* Four Garages
- \* Greenhouse \* Extensive Mature Grounds Circa 1.74 Acres
  - \* Extensive River Frontage





6



7



5



1.74  
acre(s)

Step inside and you're greeted by a home rich in atmosphere and authenticity. Every corner reveals a story: from the exposed timber beams and intricate stained glass features to grand open fireplaces, bespoke joinery, and hidden nooks that evoke a bygone era. The residence has evolved gracefully over the years, with sympathetic additions enhancing its scale and versatility without compromising its original spirit.

Spanning extensive square footage, the main house offers a flowing and highly adaptable layout, ideal for both refined entertaining and warm family living. The interiors are filled with pools of natural light and framed with charming architectural detail

throughout—some room offering views of the magnificent gardens or the Avon beyond.

#### Separate Coach House Annex

A discreet distance from the main home sits a superb detached two-bedroom coach house, offering complete privacy and independence. Lovingly maintained, this useful annex has served both as guest accommodation for family and as a successful rental investment—highlighting the property's flexibility and earning potential.





### Gardens & Grounds – A Riverside Eden

Outside, the magic continues. The grounds are simply extraordinary—extending to approximately 1.74 acres and landscaped with artistry and care. Rich in colour, texture, and botanical interest, the gardens are arranged across graceful tiers that lead gently to the river's edge. This is a place to lose oneself in beauty: from quiet terraces and meandering pathways to abundant planting that bursts with life across the seasons.

A broad stretch of private river frontage forms the crown jewel of the grounds. With riparian rights included, residents can enjoy boating, paddleboarding or simply relaxing beside the flowing waters—all with a spectacular natural backdrop that changes with the light and time of year.

### Additional Features

- Four garages and generous additional parking
- Traditional greenhouse and garden outbuildings
- Sweeping driveway flanked by sculpted yew hedges
- Positioned amongst Stratford's most exclusive homes
- Moments from the cultural heart of Stratford-upon-Avon, yet a world away in atmosphere







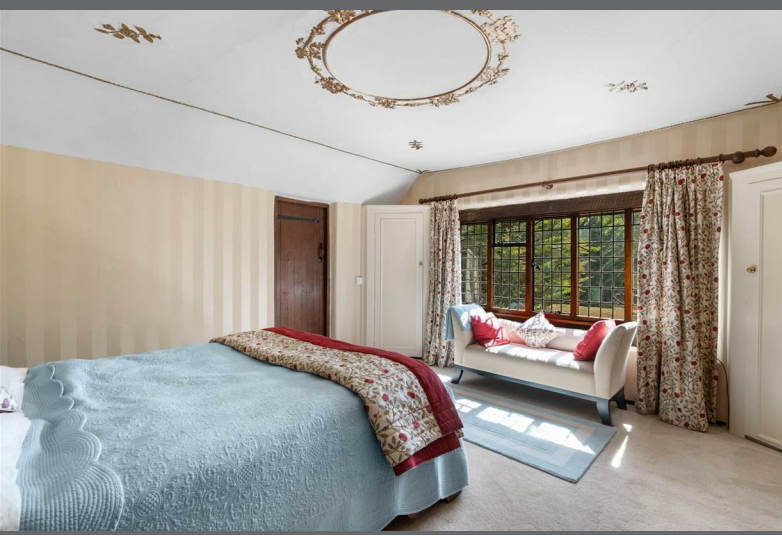




## The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





Hall

Study

3.64m x 4.18m (11'11" x 13'9")

Sitting Room

5.92m x 3.62m (19'5 x 11'10")

Dining Room

4.99m x 7.02m (16'4" x 23')

Living Room

4.57m x 9.97m (15' x 32.9")

Snug

4.01m x 4.90m (13'2" x 16'1)

Kitchen/Breakfast Room

7.25m x 6.25m (23'9" x 20'6")

Utility

3.64m x 2.59m (11'1" x 8'5")

Landing

Bedroom One

4.62m x 6.90m (15'2" x 22'8")

Jack and Jill Bathroom

3.79m x 4.1m (12.5' x 13.9"

Bedroom Two

4.99m x 5.58m (16'4 x 18.4)

Bedroom Three

4.40m x 4.18m (14'5 x 13.9")

Bedroom Four

2.99m x 3.85m (9'10 x 12'7")

Bedroom Five

2.76m x 3.67m (9'1 x 12')

Annex - Lounge/Kitchen/Diner

5.11m x 6.73m (16'9 x 22"1)

Annex Bedroom One

3.62m x 4.05m (11'11" x 13'4")

Annex - Shower Room

Annex Bedroom Two

3.65m x 3.39m (12' x 11'1")

Double Garage One

6.88m x 6.72m (22"7" x 22'1)

Double Garage Two

5.84m x 5.34m (19'2" x 17'6")

Store

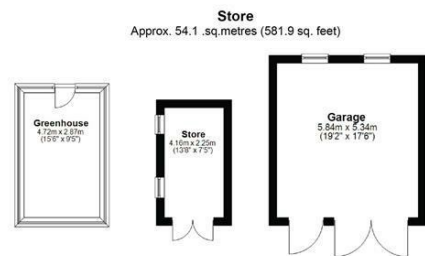
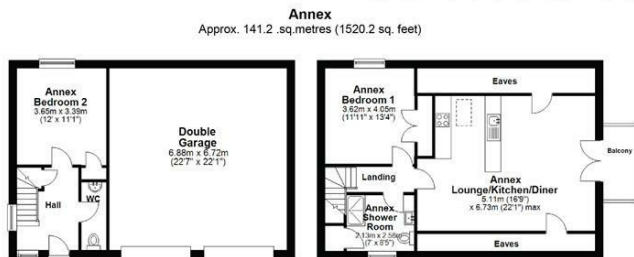
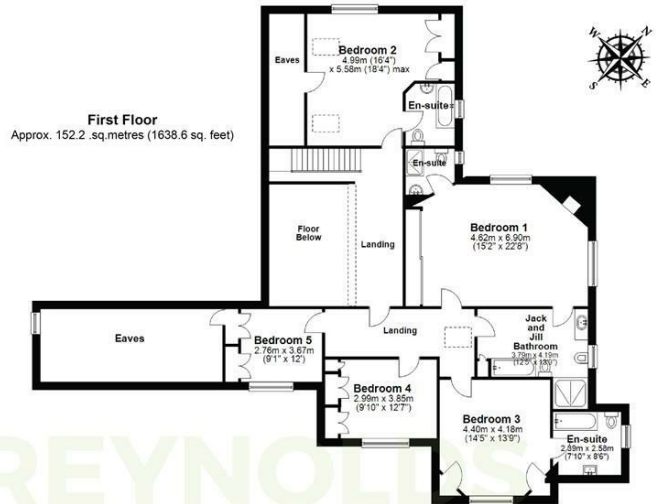
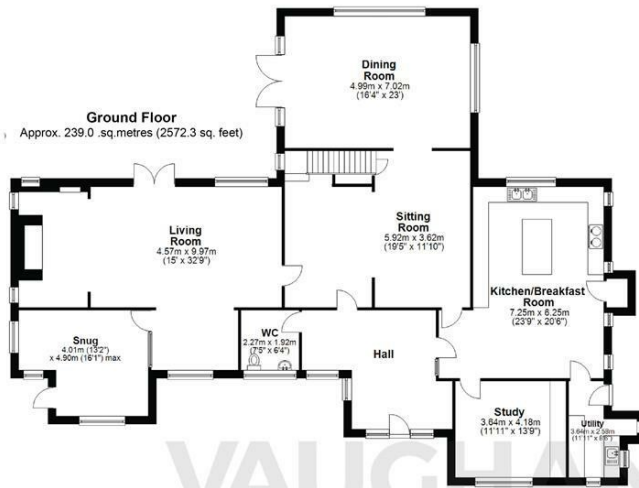
4.16m 2.25m (13'8 x 7'5")

Greenhouse

4.72m x 2.87m (15'6" x 9'5")





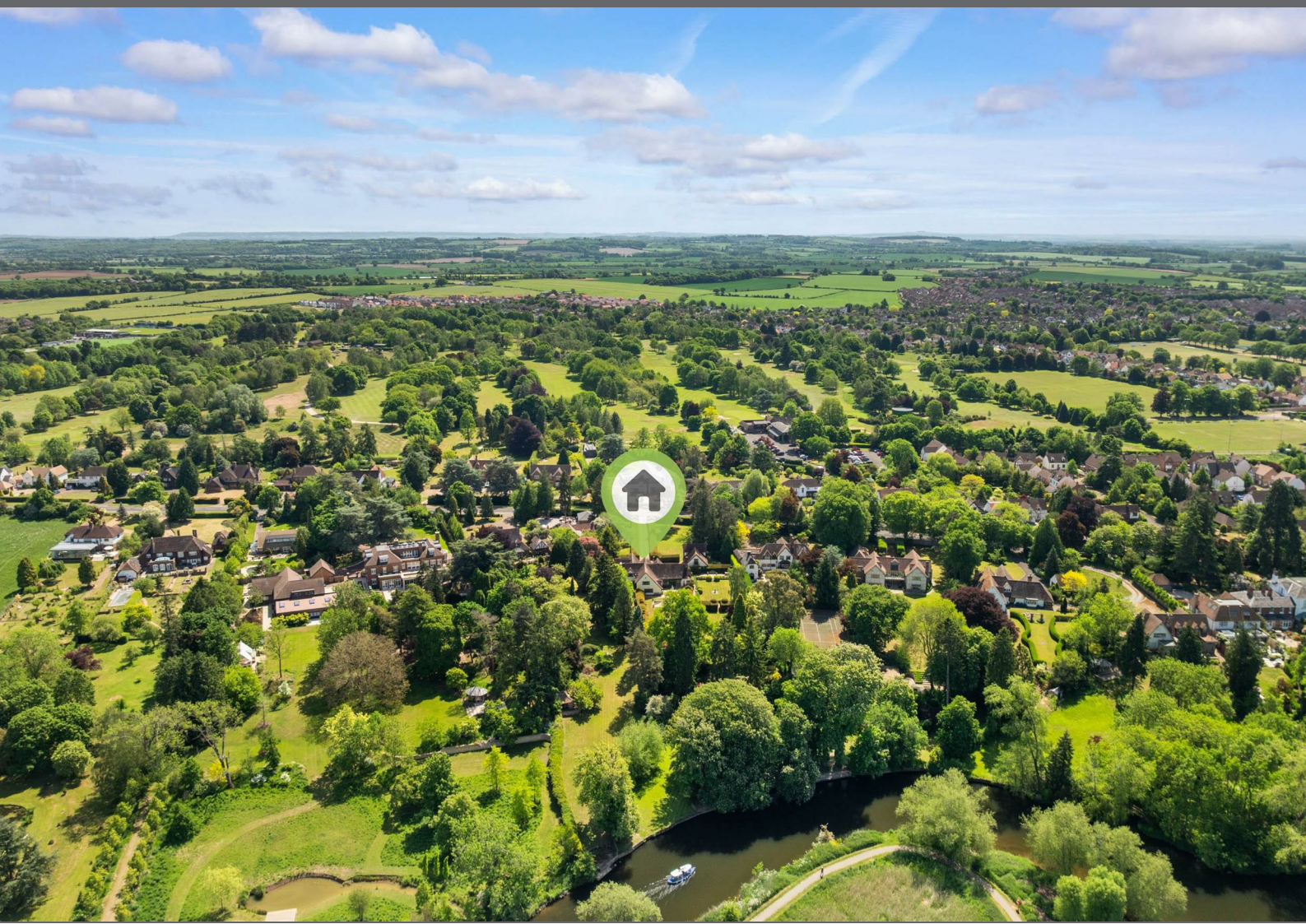


Approx Gross Internal Floor Area  
House - 391.2 .sq. metres (4210.9 sq. feet)  
Annex inc Double Garage - 141.2 .sq. metres (1520.2 sq. feet)  
Garage/Store/Greenhouse - 54.1 .sq. metres (581.9 sq. feet)  
**Total - 586.5 .sq. metres (6313.0 sq. feet)**

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







## 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 H. Annex Stratford Council Tax Band C

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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