



Walcote, Dark Lane  
Tiddington

# 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



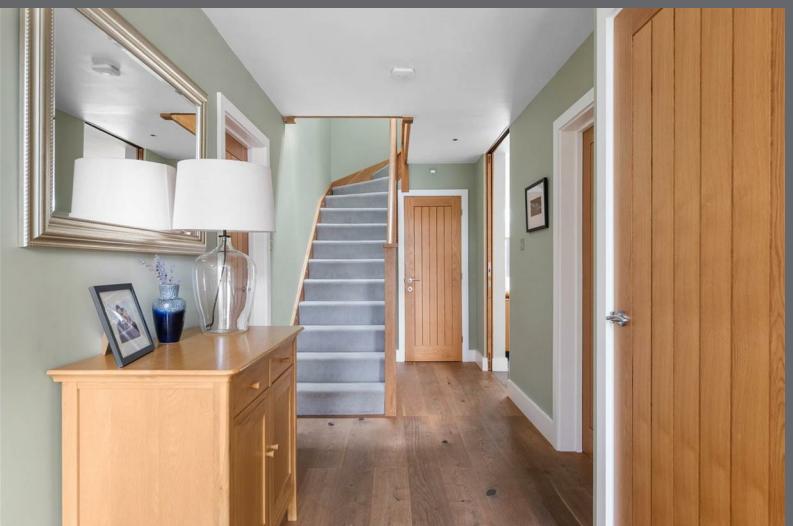
Matt Reynolds  
Director



## Walcote Dark Lane, Tiddington, Stratford-Upon-Avon, CV37 7AD

Discreetly positioned in the heart of the highly sought-after village of Tiddington, Walcote is an outstanding detached family home offering privacy, space and refined contemporary living. Set within beautifully landscaped grounds of approximately 0.37 acres, this impressive residence has been extensively extended and comprehensively renovated since 2013 to create a home of exceptional quality and finish, ready for immediate occupation.

- \* Reception Hall, \* WC, Cloaks
- \* Drawing Room \* Sitting Room,
- \* Study \* Impressive Dining Family Kitchen,
- \* Utility \* Games Room
- \* Six Bedrooms \* Family Bathroom, Two En-suite Shower Rooms,
- \* Generous Landscaped Garden Circa 0.37 Acre, Ample Parking



From the moment you arrive, Walcote conveys a sense of quiet elegance. The property is entered via an entrance porch into a welcoming reception hall with engineered oak flooring, a staircase rising to the first floor and a stylish guest cloakroom. From here, a series of beautifully proportioned reception rooms unfold, perfectly suited to both relaxed family life and entertaining.

A charming sitting room enjoys a pleasant front aspect, while the impressive drawing room extends from the front to the rear of the house and opens seamlessly onto the terrace through bi-fold doors. Thoughtfully arranged into two distinct seating areas, the room

features a contemporary fireplace framed by bespoke cabinetry and shelving, creating a warm yet sophisticated focal point.

At the heart of the home lies the stunning open-plan kitchen, dining and family room—a truly exceptional space designed for modern living. Limestone tiled flooring, underfloor heating, programmable lighting and integrated ceiling speakers set the tone, while a roof lantern and expansive bi-fold doors flood the room with natural light. The beautifully appointed kitchen boasts a large central island, extensive fitted cabinetry and a comprehensive range of high-end integrated appliances, including twin Bosch ovens, a



4



6



3



0.37  
acre(s)



combi oven, warming drawer, dishwasher, CDA wine cooler and an InSinkErator instant hot water tap, with space for an American-style fridge/freezer.

The dining area comfortably accommodates a large table, while the family seating area enjoys direct access to the terrace, effortlessly blending indoor and outdoor living. A practical utility room is discreetly located off the dining area with access to the garden. A versatile study/playroom sits off the kitchen and benefits from Cat6 cabling, while the former garage has been transformed into an insulated games room with retained garage doors, offering excellent flexibility.

The first floor continues the theme of generous proportions and thoughtful design. The principal bedroom suite occupies a private position at one end of the house and features a Juliet balcony, bespoke fitted furniture, a walk-in dressing room with built-in

wardrobes and a luxurious en suite shower room with a large walk-in shower and twin basins. A spacious guest suite is located at the opposite end of the house, also with its own en suite shower room. Four further double bedrooms are served by the beautifully appointed family bathroom fitted with Villeroy & Bosch sanitaryware. There is additional potential to convert the loft, subject to the necessary consents.

Outside, the gardens are a particular highlight. Enjoying a south to south-west facing aspect, the grounds provide an idyllic setting for outdoor living and entertaining throughout the summer months. A generous lawn is framed by well-stocked borders with an integrated irrigation system, while several seating areas offer options for sun or shade. The central terrace is a true focal point, featuring a newly installed gas fire pit—perfect for evening gatherings. Two garden sheds are cleverly positioned out of sight at the far end of the garden.





Walcote is ideally located within the thriving village of Tiddington, just 1.5 miles from Stratford-upon-Avon. The village offers an excellent range of amenities including a Spar shop with post office, three restaurants, a public house, hotel, community centre, primary school and village hall. The renowned Baraset Barn is within walking distance, approximately 0.8 miles away. Stratford-upon-Avon provides a comprehensive range of shopping, leisure and cultural attractions, including the Royal Shakespeare Theatre, as well as outstanding state, grammar and private schooling.

Excellent transport links are available, with rail services from Warwick Parkway to London Marylebone, and additional connections from Stratford-upon-Avon to Birmingham. The M40 (J15) is approximately 7 miles away, providing swift access to the wider motorway network.



## Ground Floor

### Hall & WC

#### Living Room

8.95m x 3.70m (29'4" x 12'2")

#### Kitchen/Diner/Snug

4.79m x 9.54m (15'8" x 31'3")

#### Study

3.66m x 3.12m (12' x 10'3")

#### Play Room

3.66m x 2.52m (12' x 8'3")

## First Floor

#### Bedroom One/Dressing Room & En-suite

5.07m x 3.23m (16'6" x 10'7")

#### Bedroom Two & En-suite

4.73m x 3.70m (15'6" x 12'2")

#### Bedroom Three

4.12m x 3.81m (13'6" x 12'6")

#### Bedroom Four

3.67m x 3.25m (12' x 10'8")

#### Bedroom Five

2.72m x 3.82m (8'11" x 12'7")

#### Bedroom Six

2.72m x 4.10m (8'11" x 13'5")

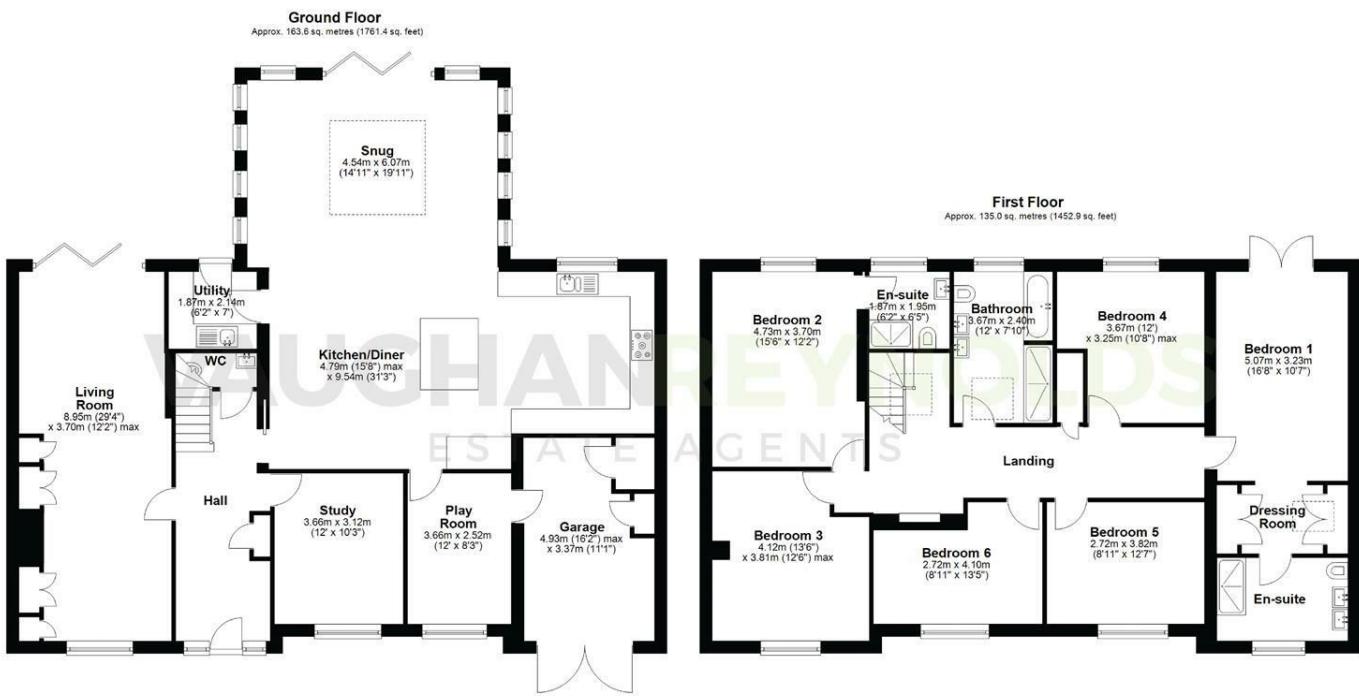
#### Bathroom

3.67m x 3.25m (12' x 10'8")

#### Garage

4.93m x 3.37m (16'2" x 11'1")





Total area: approx. 298.6 sq. metres (3214.4 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) A		
(81-91) B	70	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 G

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.

**VAUGHANREYNOLDS**  
ESTATE AGENTS