



VAUGHANREYNOLDS
ESTATE AGENTS

35 Knights Lane
Tiddington, Stratford-upon-Avon, CV37 7BY



Property Description

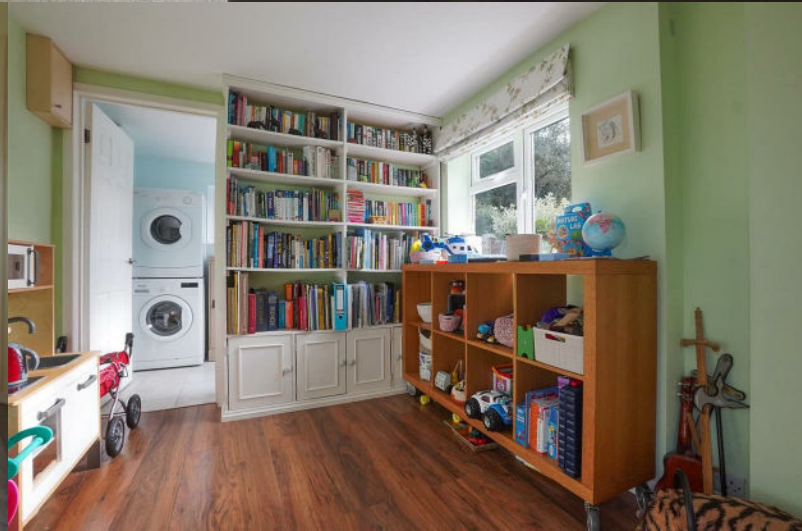
35 Knights Lane occupies a generous corner plot in the heart of Tiddington, a popular, established, residential location south of the river. It is situated just a short distance from Stratford-upon-Avon with its countless attractions and amenities. This post war, semi detached home offers a versatile layout, with the addition of a useful loft room and a superb size garden to side.

Being presented well throughout and benefitting from recently installed double glazing, the property requires internal viewing to be fully appreciated, with accommodation comprising; Entrance hall with stairs rising to the upper floor, window to side and panel doors off. The sitting room has a window to front and feature fireplace with inset log burner on a slate hearth.

The dining kitchen is located to rear, has a comprehensive range of storage with roll top worksurfaces over, space for a free standing range and fridge freezer, integrated dishwasher and ample room for a dining table and chairs. There is a useful pantry and inner door to a separate family / play room. This then links through to a useful utility and ground floor shower room.

To the first floor, a central landing provides access to three bedrooms and a modern family bathroom complete with low level wc, wash hand basin and bath with shower over. A fixed, built-in ladder provides access to a useful loft space, which is currently utilised as a home office, complete with two velux roof lights and a bank of fitted wardrobes.

Externally, the property enjoys a generous plot that extends to three sides. To the rear, there is a delightful enclosed courtyard garden, planted with various shrubs and flowering plants.







A gateway leads to the side of the property, where an impressive expanse of lawn abuts a mature, part hedge and fenced boundary. This is an ideal space for families to enjoy summer games, or has potential to be further landscaped if desired. To the front of the property, a gravel drive provides ample off road parking.

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.





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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-upon-Avon, 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk