THE LENCH HOUSE
51 TIDDINGTON ROAD • STRATFORD UPON AVON • WARWICKSHIRE
The Lench House
51 Tidddington Road • Stratford upon Avon
Warwickshire

A superb family home within this prestigious location situated within walking distance of the town having direct river frontage and superb views

Reception hall • Drawing room • Garden room • Dining room • Sitting room
Kitchen/breakfast family room • Utility room • Cellar • Cloakroom

Master bedroom with en suite • Guest bedroom with en suite
Three further bedrooms • Family bathroom

Double Garage

Mature rear garden • River frontage

Stratford upon Avon 0.5 miles • Warwick 9 miles
Warwick Parkway Station (Intercity trains to London Marylebone from 69 mins)
M40 (J15) 9 miles • Leamington Spa 12 miles
Birmingham International Airport 27 miles
(distances and time approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
Situation

- Tiddington Road is one of the prime residential roads in Stratford upon Avon located approximately half a mile from the town centre
- Stratford upon Avon is renowned as the region's cultural centre and is the home of the Royal Shakespeare Company
- In the town there is a wide range of shopping and recreational facilities as well as a leisure centre and swimming pool. There are many quality restaurants, public houses and gastro pubs with excellent reputations all within walking distance
- The area is well served by schools including The Croft Prep School, King Edward Grammar School for Boys, Shottery Grammar School for Girls and Stratford High School
- Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schools including Warwick Boys School, Warwick Prep School and King’s High School in Warwick and in Leamington Spa Kingsley School for Girls and Arnold Lodge
- Stratford upon Avon has many opportunities for boating, fishing and rowing together with its links to the canal network. The town also has a golf course and race course and there are further race courses at Warwick and Cheltenham
- For the commuter, the M40 is easily accessible at junction 15 and there are regular trains from Warwick Parkway to both Birmingham and London
Description of property

- The Lench House is a sizeable family home being one of the original properties fronting on to the river
- This superb period property dates back to 1901 and has many Arts and Crafts features throughout
- The accommodation is arranged over two floors with delightful character features throughout including leaded light windows, panelled doors and cornicing
- The property would lend itself extremely well to a family, being nestled in an extremely beautiful position with large plot. The Lench House is an enviable property and difficult to rival on the open market
- One enters the property via the large reception hall with a galleried landing and doors radiating to all ground floor rooms. To the rear is the drawing room which has been extended creating a sizeable garden room which can easily be split to define the two reception rooms
- Drawing room leads on to the sizeable garden room having double doors opening out on to the rear patio. Adjacent to this room is the large dining room with beautiful bay window overlooking the rear garden
- Breakfast/kitchen/family room is an extremely good size, currently housing an Aga this L shaped room works well for a family having a lounge area and dining area all of which is open plan with superb views over the rear garden and double doors opening to the rear patio
- The first floor has a sizeable master bedroom with en suite bathroom. There is a second guest bedroom with an en suite shower room; three further double bedrooms and a family bathroom

Gardens and grounds

- The property is set behind a mature frontage with a large in and out drive allowing parking for several cars and access to the double garage
- There is a raised terrace which runs the width of the house to the rear of the property with many of the ground floor reception rooms having double doors opening out on to this beautiful terrace. Central steps lead down into the main garden which is principally laid to lawn and runs down to the river Avon
• The garden has mature herbaceous borders and a range of plants, trees and mature hedges which provide a delightfully private aspect
• There is a terrace pathway down one side with a seating area and a path leading to the lower lawn which has a summer house. One can think of fewer nicer places to sit and enjoy a glass of wine on a warm summer evening than in this perfectly private position overlooking the river
• The mature gardens run down to the river and the property has the benefit of riparian rights

Services
All mains services are connected to the property.

Fixtures and fittings
Carpets and curtains will be included in the sale of The Lench House. All other items regarded as tenant’s fixtures and fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Directions (CV37 7BB)
From the M40 (J15) proceed south on the A46. At the roundabout turn left onto the A349 and continue on this road into Stratford upon Avon and onto Bridgeway. Continue along Bridgeway, passing the Knight Frank offices on the left hand side and keep in the left hand lane which takes you over the river bridge. Take the first turning on the left, onto the Tiddington Road, and The Lench House will be found on the left hand side, identified by our sale board.

Terms
Tenure: Freehold
Local Authority: Stratford on Avon District Council.
Telephone: 01789 267575
Council Tax Band: H

Viewing
By prior appointment only with the agents
Approximate Gross Internal Area = 452.9 sq m / 4875 sq ft (including Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.
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