

Peter Clarke



11 Manor Farm Road, Tredington, Shipston-on-Stour, CV36 4NZ

- Detached Extended Three Bedroom Bungalow
- Kitchen/Dining/Family Room with Under Floor Heating
- Custom Made Fitted Kitchen with High Quality Appliances
- Main Bedroom with Dressing Area & En-Suite
- Third Bedroom Currently Used as Sitting Room
- Landscaped Rear Garden with Countryside Views
- Driveway Providing Ample Off Road Parking
- Modernised, Extended & Rewired in 2021



Offers Over £700,000

A detached bungalow that was extended and modernised in 2021. The property has a modern feel with a large open plan kitchen/dining/family room, countryside views, landscaped rear garden, under floor heating and ample parking to the front. TREDINGTON is an attractive village situated approximately 2½ miles from Shipston on Stour and 8 miles from Stratford upon Avon. The village has a Church and public house, wider facilities being available in the nearby town of Shipston on Stour. The village is also well placed for access to the M40 motorway

ACCOMMODATION

The wide entrance hall has a large storage cupboard and leads through to the extended kitchen/dining/family room which is fitted with a high quality Wren kitchen with plenty of storage and Quartz work surfaces. Integrated appliances include two self cleaning Neff Ovens, AEG induction gas hob, Faber extractor hood, Miele dishwasher and Zanussi fridge/freezer. Bi-fold doors lead out to the rear garden and are fitted with electric blinds. The utility room has a stainless steel sink and drainer, storage cupboards, wall mounted boiler, space and plumbing for washing machine, tumble dryer and American fridge/freezer. A stable door leads out to the side of the property. The main bedroom has a dressing area with built in wardrobes and fully tiled en-suite shower room with underfloor heating, walk in shower, double vanity unit and wc. There are two further bedrooms, one of which is currently used as a sitting room. The main bathroom is fully tiled and has a bath with shower over, vanity unit and wc. To the front of the property there is a driveway providing off road parking and a gate leads through to the landscaped rear garden which has a large patio, shed and countryside views.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band D.

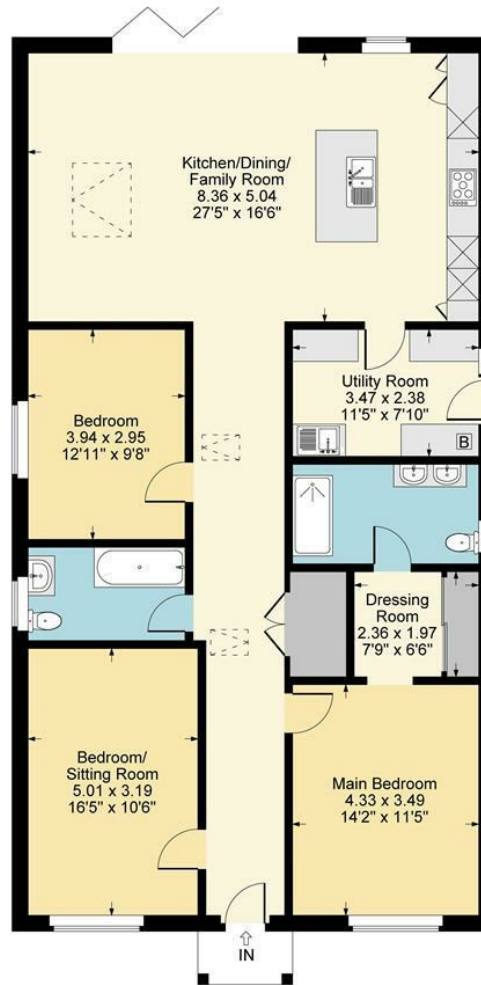
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING C: A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



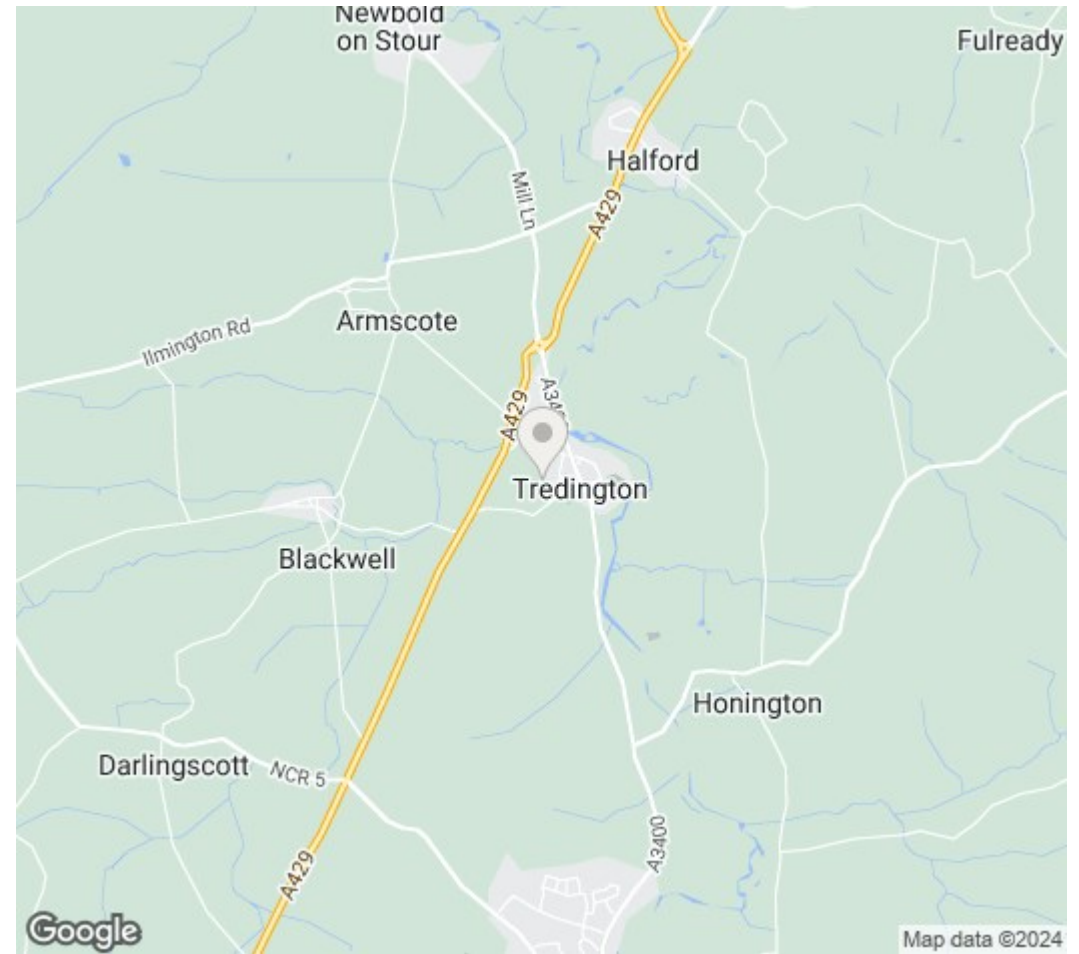
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Approximate Gross Internal Area
Ground Floor = 136.96 sq m / 1474 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Ground Floor





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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