

Peter Clarke



Old Thatch Tredington, Shipston-On-Stour, Warwickshire, CV36 4NL

- Detached Character Cottage
Circa 2,000 sq ft
- Three Versatile Reception
Rooms
- Large Modern Kitchen/Dining
Room
- Conservatory Overlooking the
Beautiful Garden
- Three Bedrooms & Bathroom
- Double Garage & Off Road
Parking Space



£499,950

From the outside, this thatched country cottage represents a bit of history dating back to 1737. Inside, you have space, double glazing, mains gas and it has been refurbished and updated, whilst lovingly maintaining the charm and character of the property. With an abundance of exposed timbers, Inglenook fireplace and quirky floorboards. The added bonus of the double glazed conservatory means that you can sit and enjoy the beautiful garden, even when the weather is too cold to venture out.

ACCOMMODATION

The front door opens into a room set up as a study with fitted bookcases. The original part of the cottage includes a cosy snug with an original fireplace and access to the staircase. The sitting room has an Inglenook fireplace with gas fire. The garden room/conservatory gives opportunity to enjoy the garden throughout the year. A downstairs wc is in the recently fitted utility room. The kitchen/dining room was added by the current owners and features stone worktops and ample base, wall and drawer units. There is a built-in dishwasher and electric range style stove with an extractor above. Doors lead out to the rear garden. A door from the dining area leads to the double garage, which has a useful storage room and a garden store. There is also an off road parking space outside the garage door.

To the first floor, the main bedroom has built-in storage that includes wardrobes, drawers, and bedside tables. There are two additional bedrooms, both with fitted wardrobes. The updated bathroom completes the upstairs accommodation.

The private walled garden is beautiful having a lawn, borders filled with cottage perennials and mature shrubs, against a backdrop of small trees. Two patios offer a great seating area, with double gates provide access to the road.

GENERAL INFORMATION

TENURE The property is understood to be freehold. 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 F.

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

VIEWING: By Prior Appointment with the Selling Agents.



Old Thatch, Tredington



First Floor



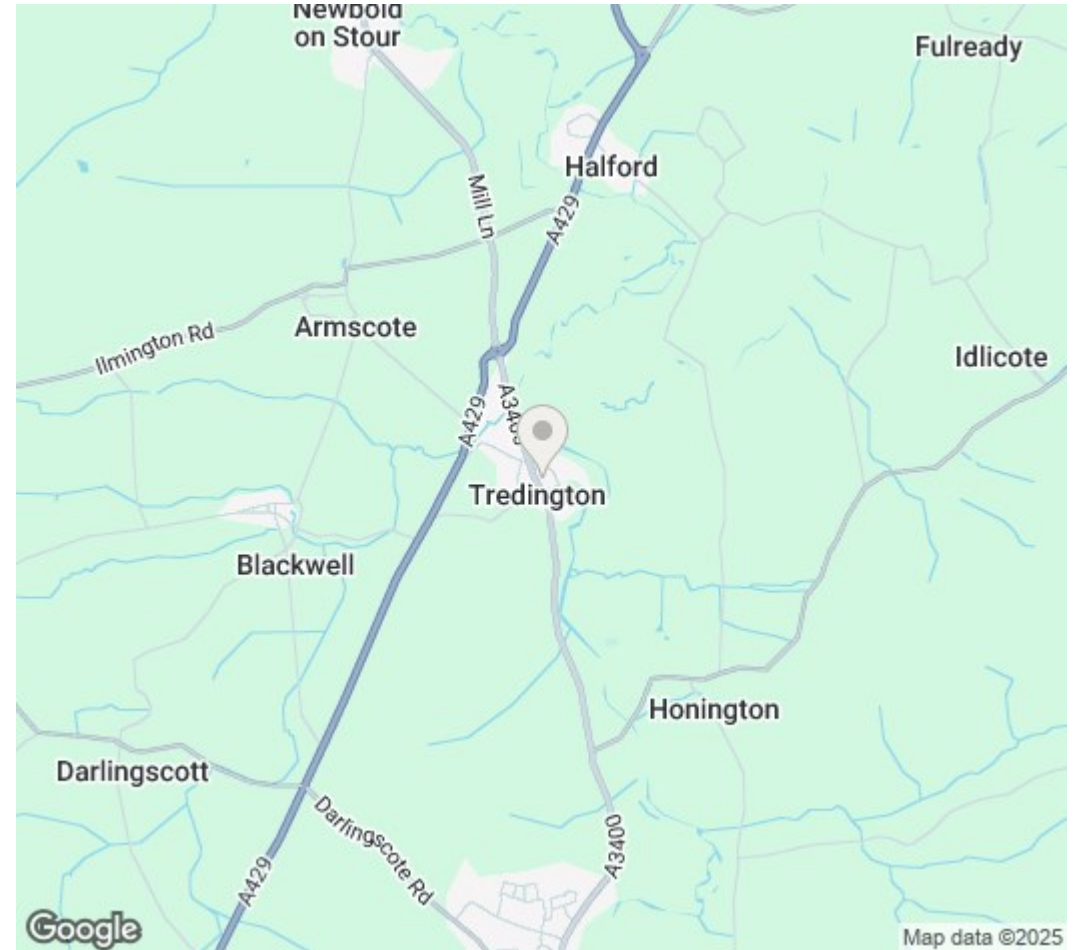
Approximate Gross Internal Area
 Ground Floor = 100.96 sq m / 1087 sq ft
 First Floor = 48.71 sq m / 524 sq ft
 Garage = 36.63 sq m / 394 sq ft
 Total Area = 186.30 sq m / 2005 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Ground Floor

Garage





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

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

