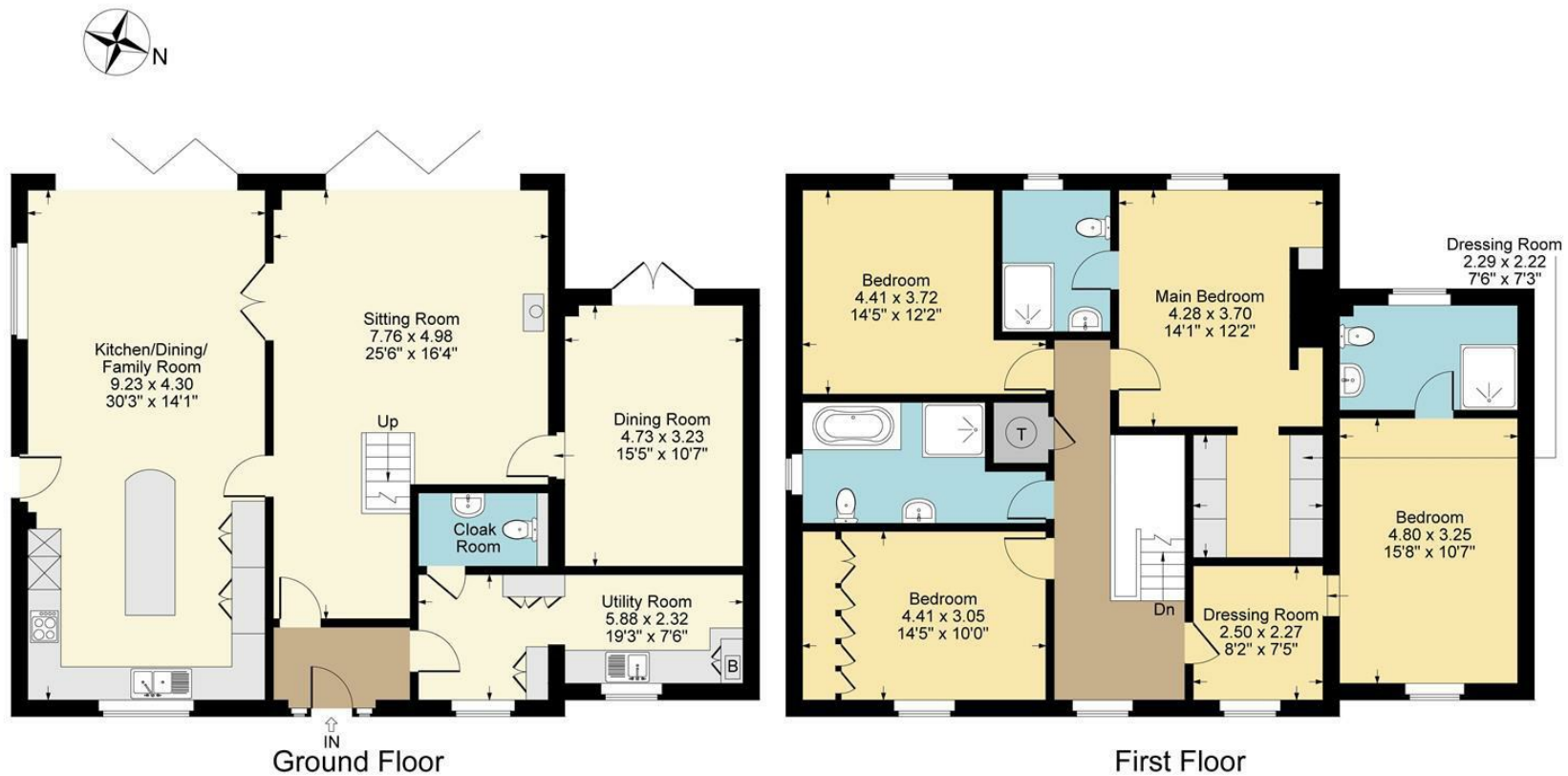


Peter Clarke



Cotswold Stratford Road, Tredington, Shipston-on-Stour, Warwickshire, CV36 4NW

Cotswold, Tredington



Approximate Gross Internal Area
 Ground Floor = 111.21 sq m / 1197 sq ft
 First Floor = 111.21 sq m / 1197 sq ft
 Total Area = 222.42 sq m / 2394 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- NO ONWARD CHAIN
- Beautifully Presented Cotswold Stone Property Built in 2020
- Four Double Bedrooms, Two En-Suites & Additional Bathroom
- Kitchen/Dining/Family Room with Bespoke High Quality Fitted Kitchen
- Sitting Room with Odin Wood Burning Stove
- Utility Room & Cloakroom
- Landscaped Rear Garden
- Electric Gates & Driveway Providing Ample Off Road Parking
- Rako Smart Lighting Control System throughout



£985,000

A beautifully presented contemporary Cotswold stone property built in 2020 with spacious and versatile accommodation. The house has a high quality finish throughout and viewing is highly recommended to appreciate the accommodation on offer. Tredington is a small village approximately two miles from Shipston on Stour. Shipston-On-Stour is a market town situated in the southern tip of Warwickshire in an area close to the Cotswold Hills and the Gloucestershire and Oxfordshire borders. It provides the local shopping centre for many surrounding villages. The town also has both a Primary and Secondary School, medical centre, library and sports facilities. The main centres for the area are Stratford upon Avon (11 miles), Banbury (14 miles), Warwick (17 miles), Leamington Spa (18 miles). There are mainline rail services to London from the Cotswold town of Moreton in Marsh (7 miles) and Banbury (14 miles).

ACCOMMODATION

The ground floor has under floor heating throughout with the entrance hall leading to

SITTING ROOM

which has oak flooring and an impressive floating oak staircase to the first floor. There is an Odin wood burning stove and bi-fold doors to the rear garden which have integrated electric blinds. double doors open into

KITCHEN/DINING/FAMILY ROOM

with a range of bespoke hand painted ash base, wall and drawer units with Silestone work surfaces. Integrated appliances include two Bosch electric ovens, one incorporating a microwave and warming drawer, Bosch induction hob and extractor, full size fridge/freezer, dish washer and a wine chiller in the central island. A side door and bi-fold doors with fitted blinds give access to the garden.

DINING ROOM

with oak flooring and French doors to the garden.

UTILITY ROOM

has built in cupboards with Silestone work surface over, Belfast sink and integrated washer/dryer, Samsung fridge/freezer and wall mounted Worcester gas boiler.

CLOAKROOM

with wc and wash hand basin.

FIRST FLOOR LANDING

with airing cupboard housing hot water tank. Access to loft space.

MAIN BEDROOM

having a walk in wardrobe/dressing area and en-suite shower room.

BEDROOM

having a dressing area and en-suite shower room.

BEDROOM

having a range of built in wardrobes.

BEDROOM

BATHROOM

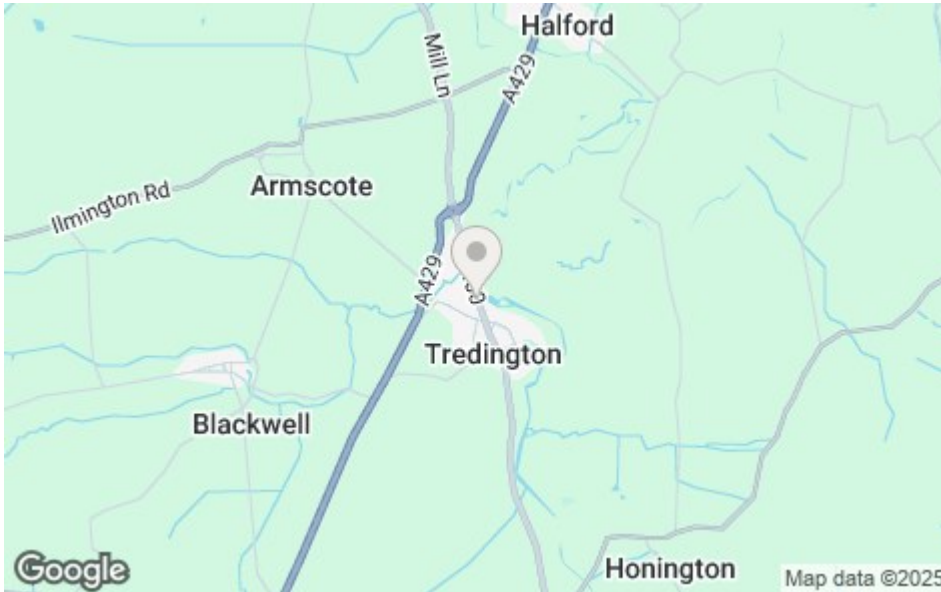
having bath with shower attachment, walk in shower, wc and wash hand basin.

OUTSIDE

Electric gates open onto a gravel driveway providing ample off road parking, lawn areas and leading round to the South and West facing patios with retaining Cotswold stone wall and lawn with established borders and fenced boundary.







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 G.

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

VIEWING: By Prior Appointment with the Selling Agents.



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.





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