

Peter Clarke



Willowbrook Cotswold Close, Tredington, Shipston-on-Stour, CV36 4NR



- NO CHAIN
- Three bedrooms, three reception rooms
- First floor sitting room with views
- Cul de sac location in a popular village
- Huge potential to update and improve
- Delightful gardens with riverside access



£475,000

**NO CHAIN.** An excellent opportunity to update and improve this detached house on a quiet cul de sac in the popular village of Tredington. Further benefits include driveway, garage, study and delightful gardens.

#### ACCOMMODATION

Entrance porch, entrance hall, meter cupboard, cloaks cupboard, ground floor shower room, with shower cubicle, wash hand basin unit, wc, bidet. Living room with window to front, sliding doors to rear, kitchen with window to front and side, range of matching wall and base units with worktop over, incorporating stainless steel sink with drainer, space for cooker and dishwasher. Opens into rear hall with door to porch, dining room with windows and door to rear. Opens into dining room with windows and doors to rear. Ground floor bedroom with dressing area with range of fitted wardrobes. Opens into the bedroom area with window to rear, fitted wardrobes and over head cupboards.

Landing loft hatch with ladder leading to a boarded loft with light. Bedroom with dual aspect, range of fitted wardrobes, overhead cupboards, shelving and bedside tables. Bedroom with dual aspect, two fitted cupboards. First floor sitting room with windows to rear and either side and lovely views, feature fire place. Shower room with shower cubicle, wash hand basin unit and wc.

Outside to front there is a stone chipping driveway, laid to lawn, planted beds, mature shrubs and trees. Gate to one side, covered driveway to the other, which leads round to the garage and rear garden. Garage with up and over door, pedestrian door and window to side, internal power and light. Studio with window to rear, internal power and light. Rear garden has a mix of paved pathways, patios, laid to lawn, planted beds, mature shrubs and trees, timber shed, pathway leading down towards the river.

#### 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 gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**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.

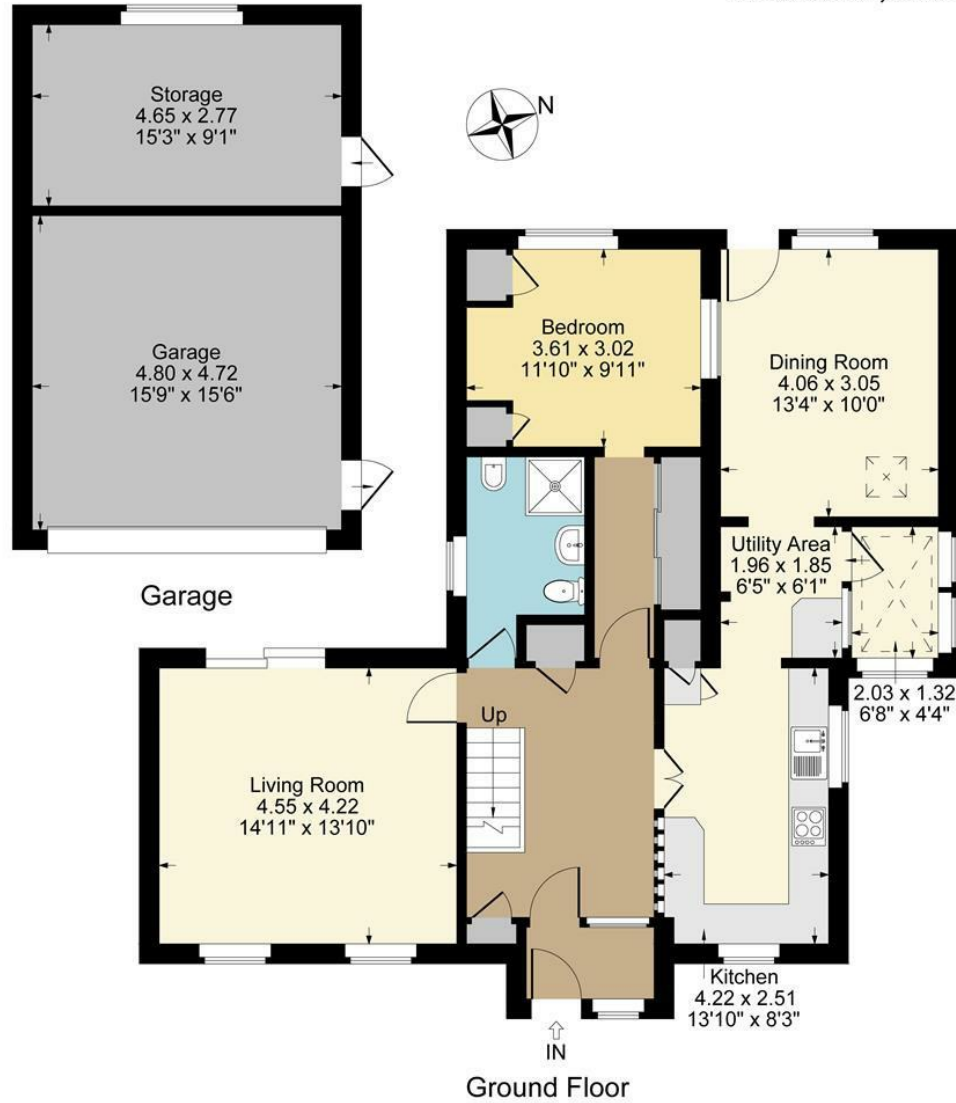
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

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

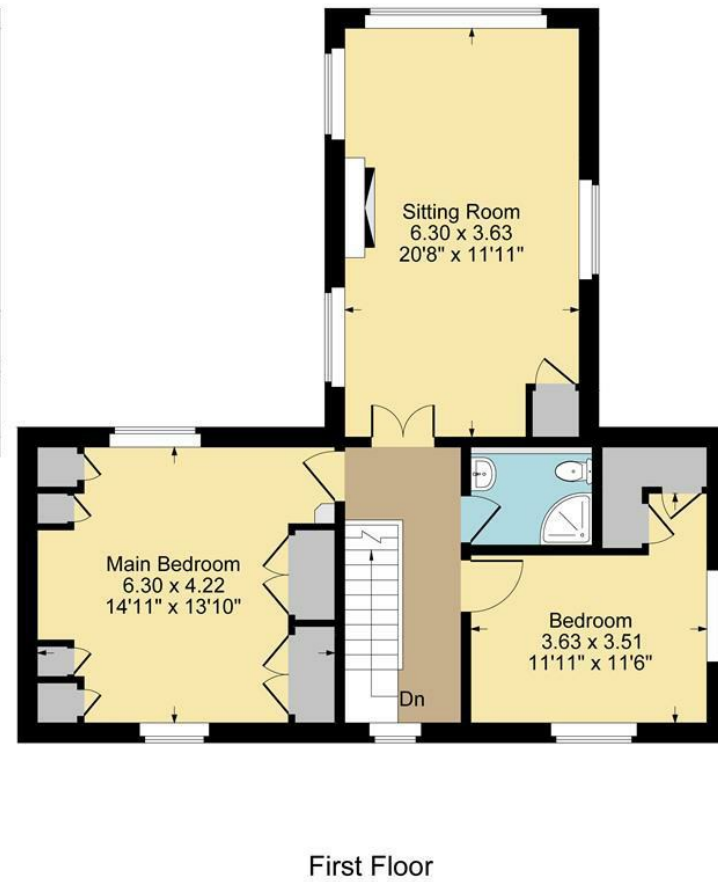
**VIEWING:** By Prior Appointment with the selling agent.



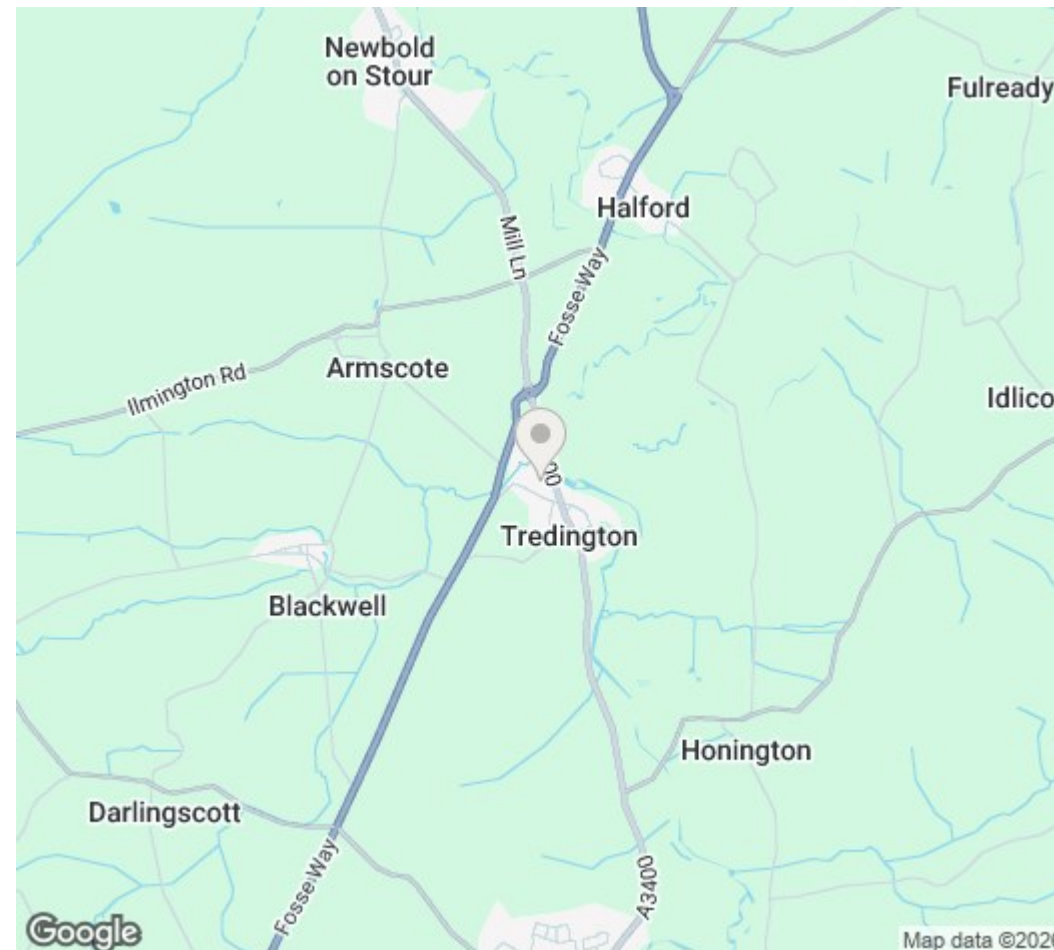
# Willowbrook, Tredington



Approximate Gross Internal Area  
 Ground Floor = 90.71 sq m / 976 sq ft  
 First Floor = 66.08 sq m / 711 sq ft  
 Garage = 36.47 sq m / 393 sq ft  
 Total Area = 193.26 sq m / 2080 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.







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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serving South Warwickshire & North Cotswolds

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