

Peter Clarke



Jasmine Cottage

Tredington



Jasmine Cottage

Tredington CV36 4NJ

Jasmine Cottage was originally three separate cottages but has been sympathetically converted into an attractive single property comprising four bedrooms, two bathrooms, fitted kitchen and three reception rooms. An attractive and established landscaped walled garden. Off road parking is an added bonus to this delightful residence.

- Character cottage
- Four bedrooms
- Three reception rooms
- Landscaped rear garden
- Village location

£535,000

Peter Clarke

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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 primary school, wider facilities being available in the nearby towns of Shipston on Stour and Stratford upon Avon. The village is also well placed for access to the M40 motorway at either Warwick Junction 13 or Gaydon Junction 12 and the nearby Fosseway.

ACCOMMODATION

SITTING ROOM with front door, windows to front and side, original beams to ceiling and additional feature beams. Open brick fireplace.

DINING ROOM window to side, feature window to rear, open brick fireplace, stairs leading to first floor and understairs storage cupboard.

KITCHEN With a range of base, wall and drawer cream fronted units having beech work surfaces over, gas central heating boiler, Leisure range cooker with gas hob and three electric ovens, extractor above, double stainless steel sink and drainer, door leading to parking area and steps leading to

GARDEN ROOM reconstructed in 2019 and with velux window, patio doors leading to the garden, storage cupboard, recessed brick fireplace with stone hearth.

FIRST FLOOR LANDING storage cupboards, cupboard housing hot water tank and shelving. Loft access.

MASTER BEDROOM windows to front and side, feature fireplace, recessed wardrobe area.

BEDROOM window to side, feature fireplace (all capped), recessed wardrobe area.

BEDROOM/STUDY window to rear.

BEDROOM window to side, feature fireplace, storage cupboard.

BATHROOM with roll top bath, wash hand basin set into vanity unit, wc, heated towel rail and window to side.

SHOWER ROOM with shower cubicle, wash hand basin, wc, heated towel rail and window to side.

OUTSIDE

REAR GARDEN There is a side access with gate, steps leading to small patio area and further steps to a walled garden with established shrub borders and Bramley apple tree. Brick shed and wooden shed.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitors 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 heating to radiators.

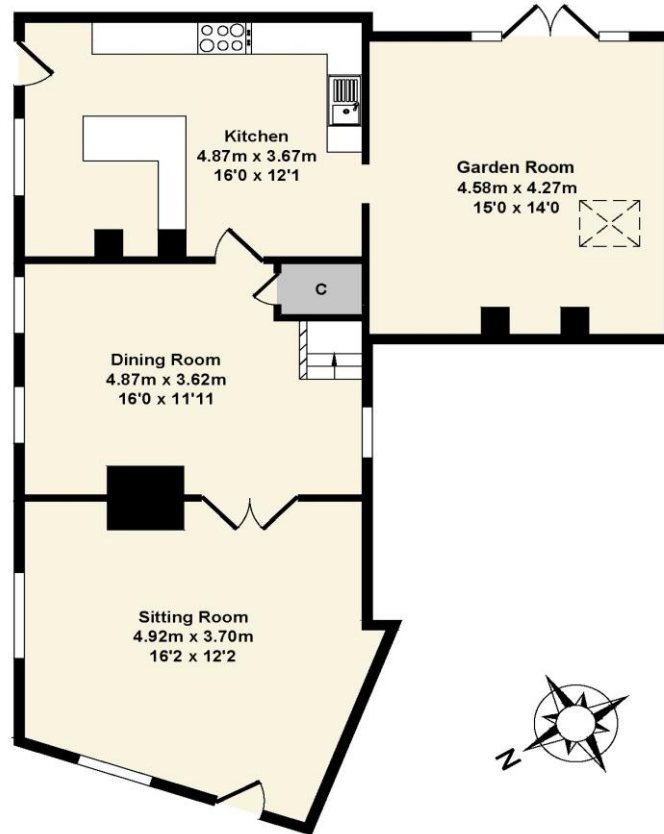
RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

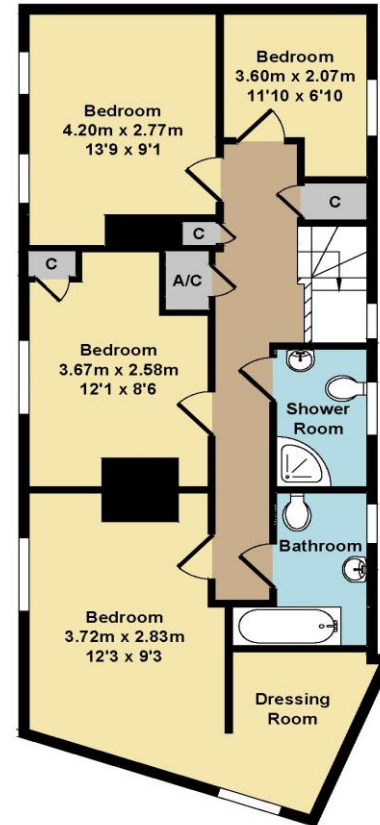


Tredington, CV36 4NJ
 Total Approx. Floor Area 135.10 Sq.M. (1454 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
 Approx. Floor Area 77.60 Sq.M.
 (835 Sq.Ft.)



First Floor
 Approx. Floor Area 57.50 Sq.M.
 (619 Sq.Ft.)



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

DIRECTIONS: From our Shipston office proceed north on the A3400 Stratford Road. Upon entering Tredington, take the first right hand turn towards the Church. Continue to the apex of the left hand bend and follow the road down to find Jasmine Cottage at the bottom on the left hand side.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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Six offices serving South Warwickshire & North Cotswolds