



Manor Farm Road, Tredington, CV36 4NZ

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

A spacious 3 bedroom semi detached house, situated on a corner plot in a popular residential street in this pretty village with a sunny rear garden, garage and parking.

Approached via an attractive front garden you enter the house through the porch opening to the hallway which then leads to the sitting room which has a gas fire and a large window allowing lots of natural light. An archway opens to the dining area which has large glazed patio doors to the rear garden. The kitchen has built in units and space for all the usual appliances and opens via a large archway to the breakfast room which had a door out to the garden.

Upstairs there are 2 double bedrooms with built-in storage and a smaller room ideal as a study or single bedroom, the bathroom has a bath with a shower overhead.

Outside there is a good size front garden giving privacy and to the rear a pretty sunny garden that also wraps to the side, mainly laid to lawn with mature borders and a gate leading to the single garage with parking in front.

The property is in good order but would benefit from some updating so if you are looking to put your own stamp on a property this could be the one for you. There is also potential to extend subject to obtaining the necessary planning consents.





Key Features

- Front & rear gardens
- Corner plot with potential to extend subject to planning
- Detached single garage
- Sunny rear garden
- Sitting room open to dining room
- Kitchen/ breakfast room
- 3 Bedrooms
- Ideal property to put your own stamp on
- Thriving village pub
- Walking distance of village primary school & park

Price Guide
£325,000

Tredington

Tredington is a beautiful and sought-after village situated approximately 2 miles north from Shipston-on-Stour and 9 miles south-east from Stratford-upon-Avon. The village has a parish church (St Gregory's) with a tall spire which can be seen from miles around. There is also a public house (The Lion) and a primary school. Wider facilities can be found in the nearby towns of Shipston-on-Stour and Stratford-upon-Avon.

Places of Interest Nearby

Batsford Arboretum (9 miles), Blenheim Palace (23 miles), Broadway Tower (12 miles), Daylesford Farm (14 miles), Hidcote Manor (8 miles), Kiftsgate Court Gardens (8 miles), The Rollright Stones (9 miles) Sezincote Garden and House (11 miles), Snowhill Manor (14 miles) and Stratford-Upon-Avon's Royal Shakespeare & Swan Theatres (9 miles).

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Stratford-On-Avon District Council

Council Tax Band: C

EPC Rating: D

Mains water, drainage, gas and electric are connected to the property.

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

Agents Notes

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan

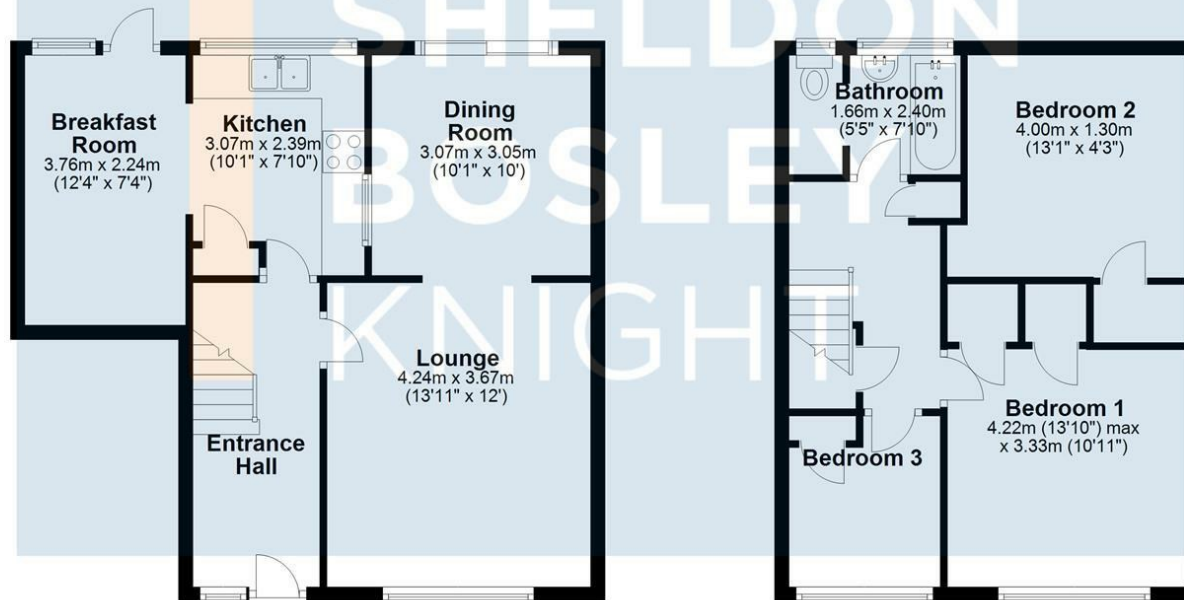
Ground Floor

Approx. 61.6 sq. metres (663.4 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



Total area: approx. 102.6 sq. metres (1104.1 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



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Stratford on Avon District

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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