



Cotswold Close, Tredington, CV36 4NR

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Nestled in a quiet corner of a mature cul de sac, this charming and stylish 4-bedroom detached house boasts stunning tiered gardens, a detached garage, and a spacious driveway.

The house is crafted to the highest standards, offering; an elegant entrance hall, a bespoke oak kitchen by acclaimed luxury kitchen designers, Bower & Willis. The kitchen features ambient lighting, high-end appliances including an electric oven with a warming drawer, a 5-burner gas hob, a wine fridge, and a microwave. The kitchen seamlessly extends into a captivating sitting and dining area with aluminium Kloeber bi-fold doors, providing beautiful views of the tiered gardens from within. There is also a convenient utility room.

The inviting sitting room features a cosy woodburning stove and opens to the garden, welcoming an abundance of natural light. Additionally, there is a well-appointed study with built-in shelves and storage. The former integral garage has been transformed into a sophisticated formal dining room, ideal for entertaining.

Upstairs, the main bedroom boasts an ensuite with a freestanding bath and a separate shower. There are three other double bedrooms and a family bathroom with a P-shaped bath and shower. There is a large fully boarded loft space accessed from the landing.

Outside, the property offers a resin driveway with ample parking space for up to 6 cars, along with a large detached garage/workshop featuring an electric roll-top door, water, and power supply. Beneath the garage, a useful storage area is accessible through a separate door. The main patio area, accessible from the kitchen and sitting room, leads to steps and pathways that wind through mature, lush planted borders to an additional seating area overlooking the tranquil brook, creating the perfect setting for outdoor dining and relaxation.





Key Features

- Luxury bespoke oak kitchen/dining/sitting area
- Amtico flooring
- Beautiful tiered gardens
- Separate Study with ultra fast internet
- Sitting room with woodburning stove
- Dining room
- 4 double bedrooms
- Ensuite with freestanding bath and shower
- Large detached garage/workshop with water & power
- Ample driveway parking

Price Guide
£750,000

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.

Local Places of Interest

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: F

EPC Rating: C

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.

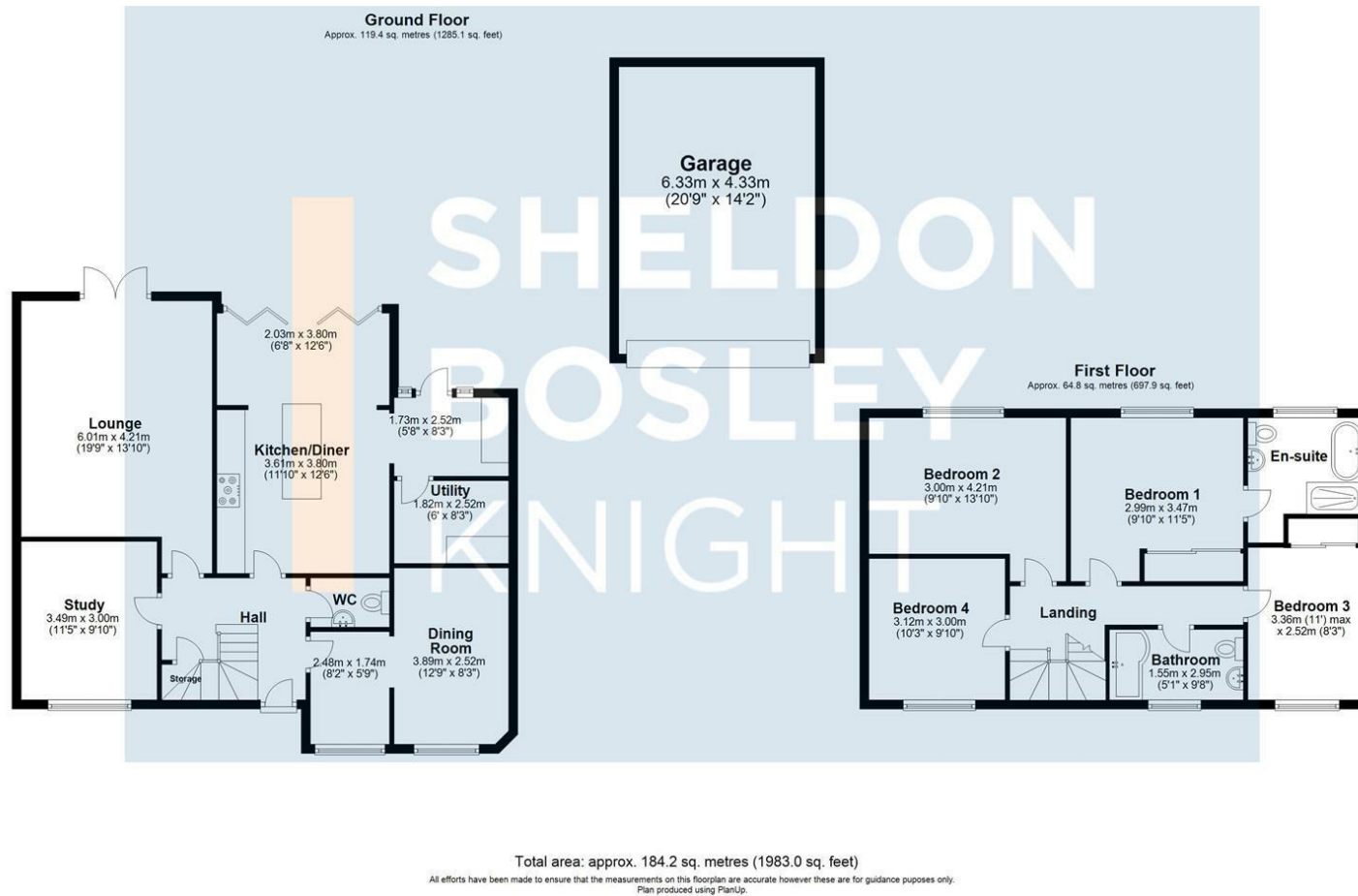
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



EPC Rating - C

Tenure - Freehold

Council Tax Band - F

Local Authority
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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.