



Tredington, Shipston-On-Stour CV36 4NG



# Key Features

- .Characterful Home with 5 Bedrooms in Main House
- .1 Bedroom Annexe above Garages
- .Formal Sitting Room with Fireplace
- .Dining Room with Exposed Stone Wall
- .Family Room over 34ft. Long
- .Kitchen/Breakfast Room
- .Garaging for 4 Plus Cars and Private Gated Driveway
- .Private Garden with Terrace
- .Potential to Modernise & Create Additional Accommodation
- .Thriving Village Pub & Community





## The Property

Nestled in the heart of the old village this impressive period house exudes charm and character, offering views of the neighbouring church. With a treasure trove of original features and private, enclosed gardens, this home invites you to experience the perfect blend of traditional elegance and modern potential. The property boasts gated parking and generous garaging, complete with a self-contained annexe above, creating endless possibilities for enhancement and expansion of your living space.

As you step through the door, you are greeted by an impressive entrance hall adorned with flagstone flooring and an exquisite staircase that serves as a focal point. The sitting room, drenched in natural light from its dual-aspect windows, features an expansive fireplace, beams and a door out to the garden. The dining room is a delightful space, with an exposed stone wall and beams.

Adjacent to the dining room is the kitchen/breakfast room, which is equipped with ample storage units. At the rear of the house, there is a beautifully bright family room over 34 feet long, offering views of the gardens through windows that run the length of the room, complete with window seats, a fireplace and a door leading to the gardens. A downstairs cloakroom with a WC is conveniently located off the hall.

The main staircase leads up to an impressive landing space adorned with beams and windows overlooking the garden. The main bedroom is generous in size, featuring built-in wardrobes and an en-suite bathroom that connects to two dressing rooms with built-in storage. There is also a second staircase from here that leads down to the family room. Additionally, there is a family bathroom and four other characterful bedrooms, all boasting pretty views.

Outside, the stunning garden is completely private and enclosed, with a central lawn surrounded by mature borders and hedges. It includes a large patio and a raised terrace with a loggia. The private driveway is accessed via electric gates.

## 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 thriving public house (The Lion), a village hall offering a variety of community activities 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

Daylesford Organic, Kingham (14 miles), Blenheim Palace (23 miles), Broadway Tower (12 miles), Hidcote Manor (8 miles), Sezincote Garden and House (11 miles), Snowhill Manor (14 miles), Stratford-Upon-Avon's Royal Shakespeare Theatre (9 miles). Mainline Rail to Oxford/London in Moreton in Marsh (8 miles). Soho Farmhouse, Great Tew (18 miles). Chipping Norton (12 miles).

### Additional Information

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

Local Authority: Stratford-On-Avon District Council

Council Tax Band: H

EPC Rating: E

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.









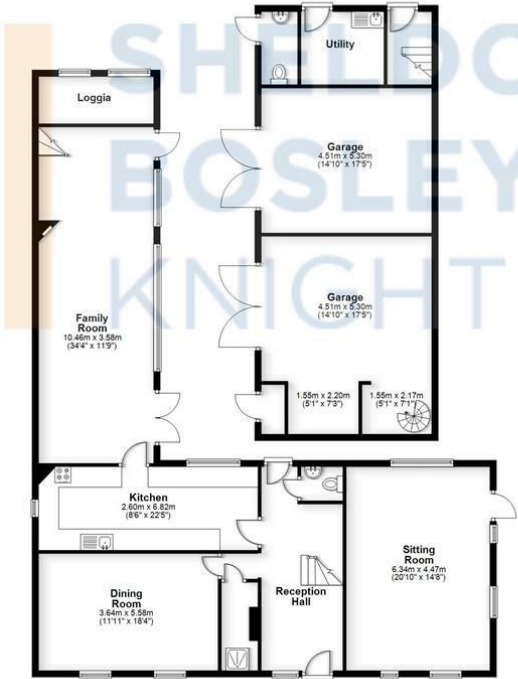




To view this beautiful home, please call  
our Shipston on Stour Branch on 01608 661666.

# Floorplan

Ground Floor  
Approx. 237.7 sq. metres (2668.2 sq. feet)



First Floor  
Approx. 196.4 sq. metres (2114.3 sq. feet)



Total area: approx. 434.1 sq. metres (4672.5 sq. feet)  
All efforts have been made to ensure the measurements are accurate, however these are for guidance purposes only.  
Plan produced using Planity.



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