



1 Fosse View Cottages

Tredington, Shipston-on-Stour CV36 4NL

Andrew Grant



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 **2 Bedrooms**  **1 Reception**  **1 Bathroom**

Freehold / 674 sq. ft.

KEY FEATURES:

- No onward chain
- Pretty cottage in village setting
- Steeped in history
- Period details throughout
- Spacious living room
- Fitted kitchen
- Two double bedrooms
- Well-equipped bathroom
- Private walled garden
- Brick-built shed

A charming cottage with no onward chain, nestled in the quintessential village of Tredington.

This lovely village home offers delightful accommodation filled with period charm. Upon entering the ground floor, you are welcomed by a spacious living room featuring exposed beams and an inviting open fireplace. Adjacent is a kitchen that blends modern amenities with rustic details. Ascending to the first floor, you will find two double bedrooms and a well-appointed bathroom. Additionally, the loft has been fully boarded, providing ample extra storage space.

Outside, the cottage is complemented by a neatly manicured lawn and winding pathways. The private walled garden also includes a convenient brick-built shed, enhancing the home's overall appeal.

History

The property's tenure is steeped in history, with the vendors' family having once owned all three Fosse View Cottages. A distant relative rests in the grounds of St. Gregory's Church, lending a personal touch to the homes' heritage. The church itself holds a captivating history, with musket balls embedded in its door, serving as poignant reminders of the village's tumultuous past during the Civil War.



Description

The front facade of this charming cottage forms part of a traditional terrace row, blending seamlessly with its picturesque surroundings. Each property along this quaint street boasts its own unique character, with delightful timber framed cottages, some featuring enchanting thatched roofs that enhance the charm of the area.

For those seeking privacy and seclusion, a hidden entrance at the rear leads to shared access across neighbouring gardens, providing passage to 1 Fosse View Cottages. A pathway meanders through the property's privately owned walled garden, guiding you to the entrance.

Step through the inviting wooden entrance door into the heart of the property, where you will discover a generously proportioned living room brimming with character and charm. Rustic beams adorn the ceiling and an open fireplace with a brick surround serves as the focal point of the room. Beneath your feet, flagstone flooring adds to the rustic allure, while the spacious layout accommodates both a dining area and living room area. Natural light streams in through dual aspect windows, offering delightful views of both the front and rear surroundings. A door leads to the turning staircase, which ascends to the first floor, while an additional doorway reveals a convenient under stairs storage cupboard, maximising storage space.

Accessible through a doorway from the living room, the kitchen features wall and base units, complete with worktops that house a one and a half bowl stainless-steel sink with drainer and mixer tap. A rear-facing window offers a picturesque view of the garden. Integrated appliances, including an oven, hob and extractor enhance meal preparation, while ample space beneath the counter accommodates a washing machine. Adjacent to the units, room is provided for a tall fridge freezer. Character is infused into the space through details such as quarry tiled flooring and a ceiling beam.





First Floor

As you ascend the staircase, you will find yourself greeted by a spacious landing bathed in natural light from a window, offering a delightful view of the garden below. Continuing the period charm found downstairs, the first floor exudes warmth and character, with charming beams adorning the ceilings.

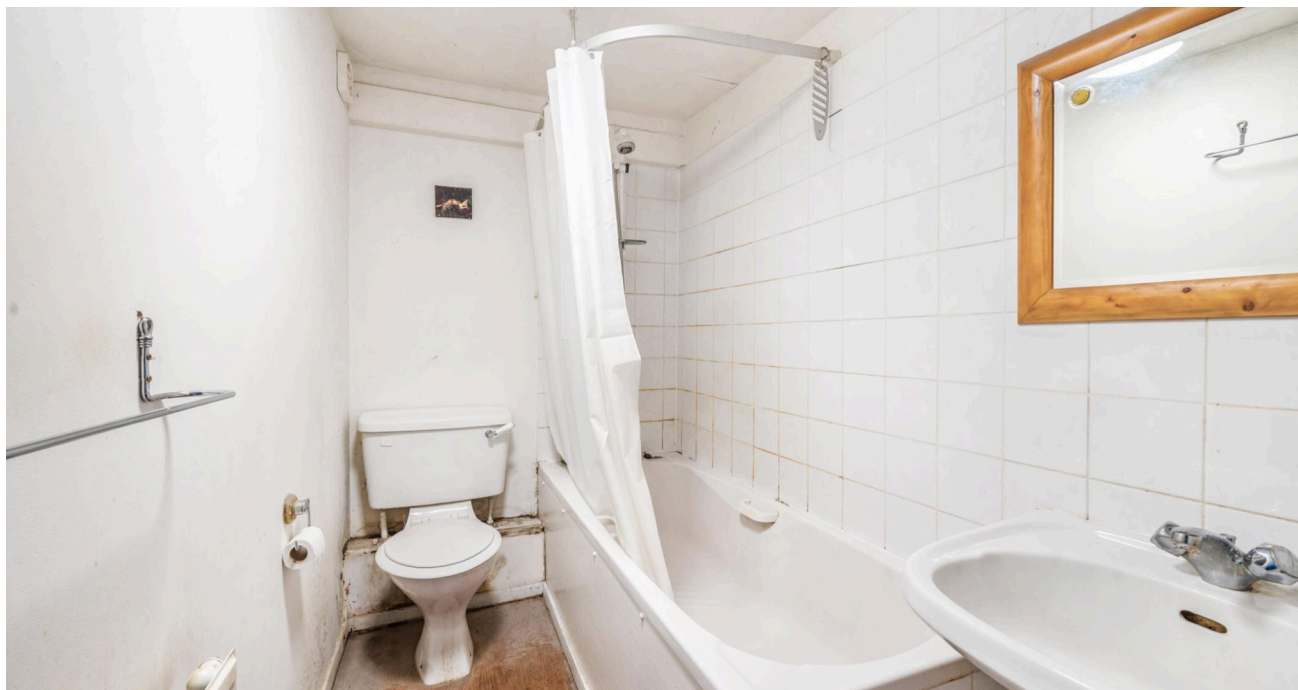
From the landing, you are guided to the bedrooms and bathroom, each room retaining its own unique charm.

Bedroom one is a generously proportioned double room located at the front of the property, offering an abundance of natural light streaming in through its front-facing window.

There is a second double bedroom, boasting a window that offers delightful views of the garden.

The bathroom is equipped with a low-level WC, washbasin and a bath with a shower. Tiling embellishes the walls surrounding the bath and washbasin.

Fully boarded, the loft space offers a highly convenient and ample storage area.





Garden

The extremely secluded walled garden boasts a central lawn, surrounded by pathways. Bordering the lawn are beds displaying an array of mature plants. Mature trees create a private and leafy backdrop, enhancing the tranquil atmosphere. A practical brick-built shed tucked away at the rear provides convenient storage for garden tools and equipment. Access to the front is made easy with a gate on the side, offering shared access across neighbouring gardens to the discreet entrance for both entry to the property and popping the bins out. Importantly, as your garden is the last in line, the shared access ensures convenience without compromising your privacy.

Agent's note

The attractive slate roof of the cottage has undergone recent renovation, with re-insulation and relaying completed within the past four years.

Services

Mains gas, electricity, water and drainage. Council tax band - C.

Situation

Nestled in South Warwickshire's idyllic countryside, Tredington exudes quintessential village charm. This picturesque village features historic architecture and natural beauty, with stone and timber-framed cottages adding timeless elegance. The iconic St. Gregory's Church, with its Norman doorway and majestic tower, stands as a testament to the village's rich heritage. Local amenities, like the village hall, serve as social hubs, while the local pub offers warm hospitality.

Outdoor enthusiasts can explore numerous pathways and bridleways around the village and countryside. Nearby, the Cotswolds Area of Outstanding Natural Beauty offers postcard-perfect villages, historic landmarks and captivating walks.

Stratford-upon-Avon, just 20 minutes away, is renowned as Shakespeare's birthplace and offers a wealth of cultural and historical attractions, from picturesque riverbanks to a bustling local market.







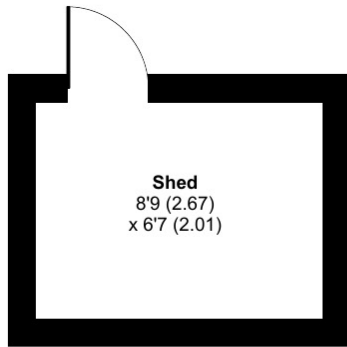
Fosse View Cottages, Tredington, Shipston-on-Stour, CV36

Approximate Area = 615 sq ft / 57.1 sq m

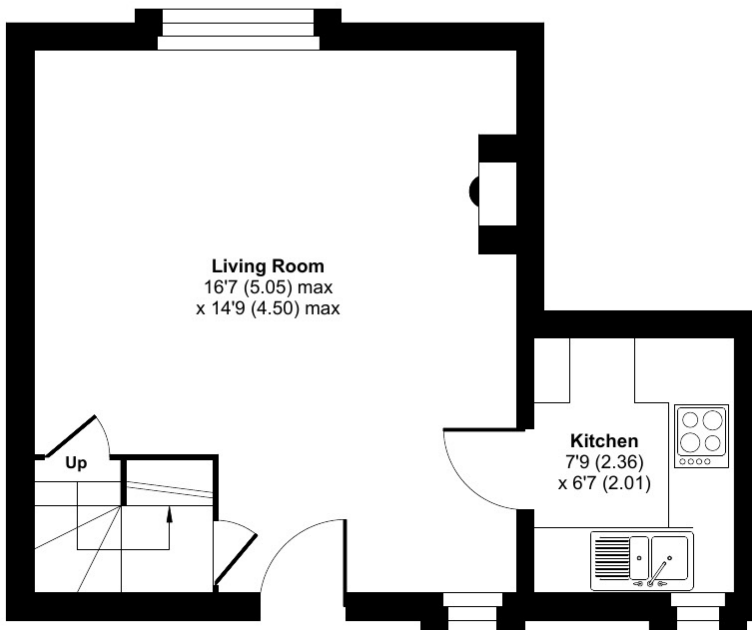
Outbuilding = 59 sq ft / 5.4 sq m

Total = 674 sq ft / 62.5 sq m

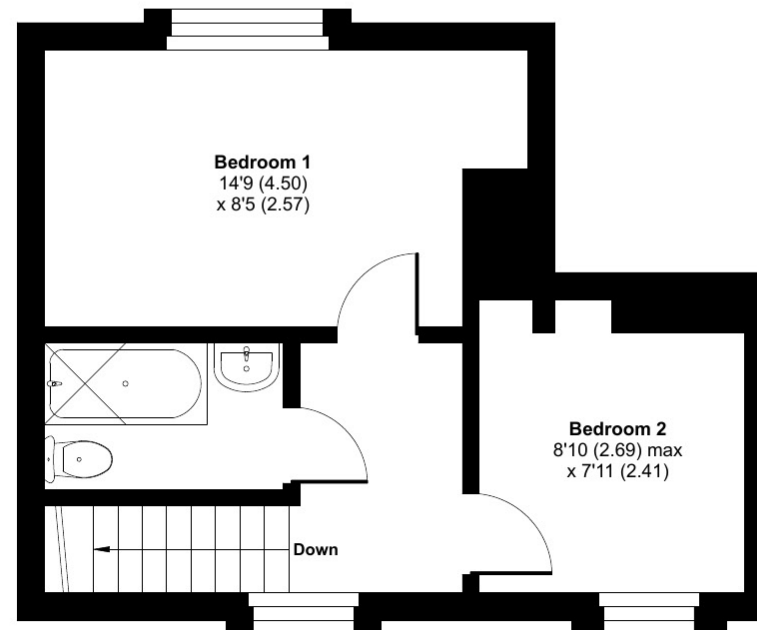
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1111789



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