



Cobweb Cottage

Tredington, CV36 4NL

Andrew Grant

Cobweb Cottage

1 Fosse View Cottages, Tredington, CV36 4NL

2 Bedrooms 1 Bathroom 1 Reception Room

Charming period cottage with two bedrooms, private garden and character features, nestled in a well-connected Warwickshire village.

- Delightful two-bedroom mid-terrace cottage offering character, practicality and rural charm.
- Exposed beams, stone floors, fireplace and cottage-style windows enrich the authentic feel.
- Mature rear garden with lawn, shed and private outlook.
- Located in the heart of Tredington, just minutes from Shipston-on-Stour and the Fosse Way.

Fosse View Cottages is a quintessential period home situated in the picturesque village of Tredington. With two bedrooms, a comfortable living space and a charming garden, this cottage provides a wonderful opportunity for those seeking a rural setting with modern practicality. The property features original character throughout, including exposed beams, stone flooring and a traditional fireplace. The ground floor offers a spacious living room with direct access to the kitchen, while upstairs houses two bedrooms and a well-appointed bathroom. The loft is both boarded and insulated, offering approximately 20m² of valuable additional storage space. Outside, the rear garden includes a useful outbuilding, ideal for storage or hobbies. This home is ideal for couples, small families or buyers looking for a peaceful retreat close to local amenities.

615 sq ft (57.1 sq m)





The kitchen

A practical cottage-style kitchen fitted with timber units, tiled splashbacks and electric hob. The space is compact but functional, with views over the rear garden and direct access to the main living area.





The living room

A generously sized living room with a traditional fireplace, exposed ceiling beams and flagstone flooring. The room receives natural light from both front and rear windows and provides ample space for seating and everyday use.





The landing

The landing provides access to both bedrooms and the bathroom, forming a central space on the first floor. A traditional timber door conceals a useful storage cupboard, while exposed ceiling beams add character in keeping with the rest of the cottage. A window to the side brings in natural light, helping the area feel bright and open.



The primary bedroom

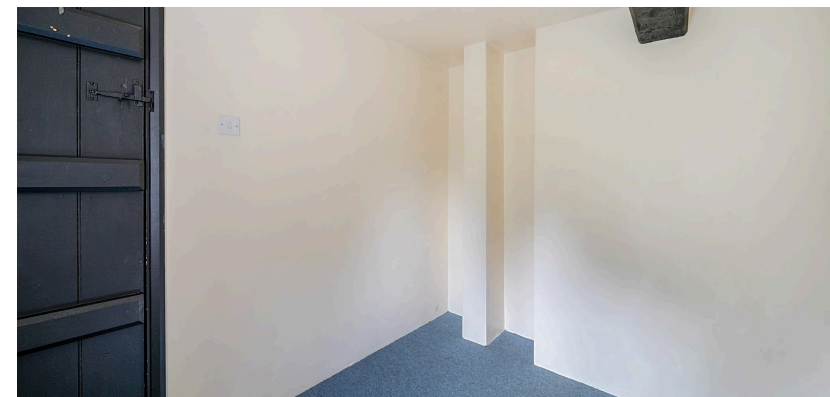
Located at the front of the property, the primary bedroom is the larger of the two bedrooms. It includes a wide window with a deep sill, traditional exposed beams and radiator heating. The room offers enough space for a double bed and storage.





The second bedroom

The second bedroom is a comfortable single room positioned at the rear of the property, overlooking the garden. A leaded window allows in natural light and provides a pleasant view of the outdoor space. The room includes a ceiling beam in keeping with the cottage's character and a radiator for warmth. It's well-suited for use as a guest room, nursery or home office.





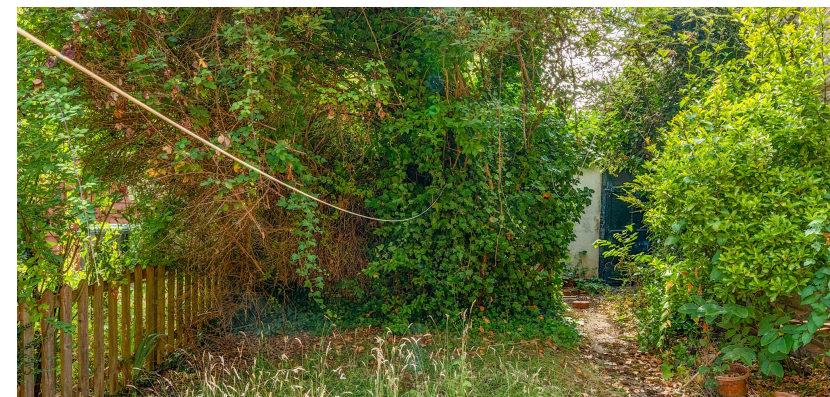
The bathroom

The bathroom is located on the first floor, positioned between the two bedrooms for convenient access. It features a panelled bath with shower over, a WC and a wash basin, all set against clean white tiling. A window provides natural light and ventilation, helping to keep the space bright and fresh. The layout is practical and efficient, with room for essential storage if needed.



The garden

The rear garden offers a quiet and enclosed space with mature planting and a lawned area. A path leads to a gated entrance at the rear, with access to a useful outbuilding. Well-screened by greenery, it provides a private spot for outdoor enjoyment in a peaceful village setting.



Location

Tredington is a charming village in the Warwickshire countryside, known for its peaceful atmosphere, period homes and welcoming community. From the cottage's front windows, you'll enjoy attractive views of neighbouring character properties, including the local pub, The Lion, and others that reflect the village's timeless appeal. The historic Roman road, Fosse Way, runs nearby, linking Tredington to Shipston-on-Stour (just 2 miles away) and Warwick in the other direction.

Shipston provides a wide range of everyday amenities, shops, restaurants, and schools, while Moreton-in-Marsh and Stratford-upon-Avon are easily accessible for wider travel and rail connections. With scenic countryside walks on the doorstep and the Cotswolds close by, this is an ideal setting for those seeking village life with excellent access.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for this property is Band C.



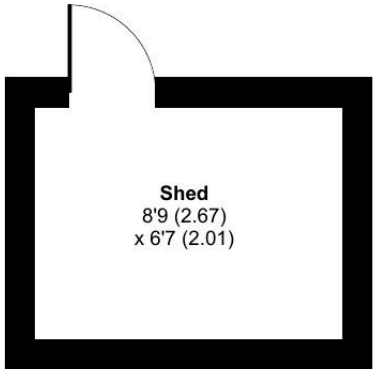
Fosse View Cottages, Tredington, Shipston-on-Stour, CV36

Approximate Area = 615 sq ft / 57.1 sq m

Outbuilding = 59 sq ft / 5.4 sq m

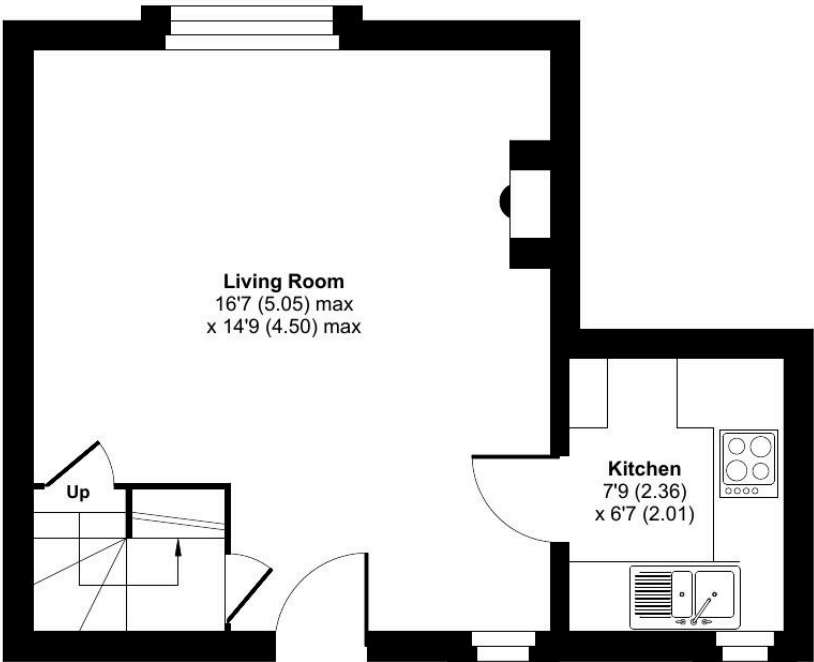
Total = 674 sq ft / 62.5 sq m

For identification only - Not to scale

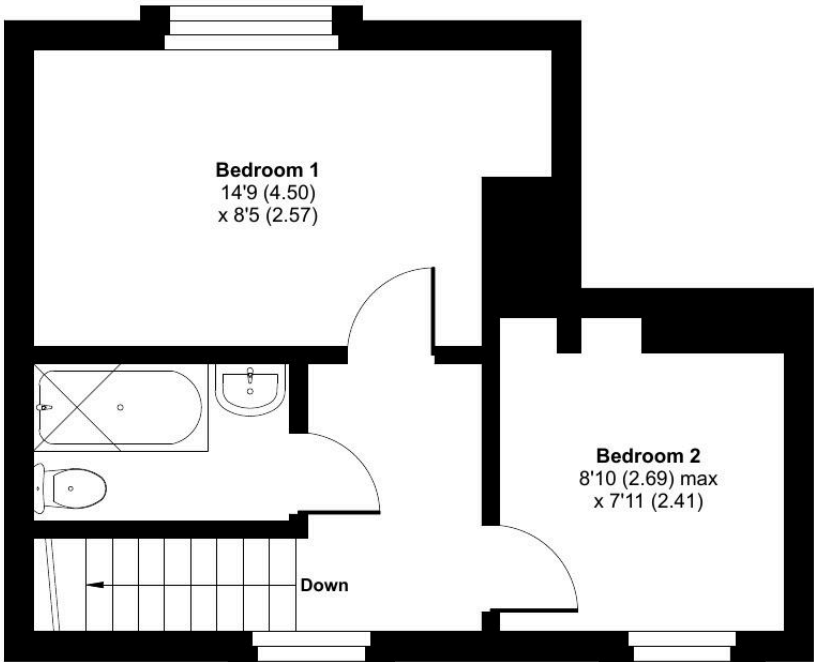


OUTBUILDING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



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



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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