



Averis Way, Tredington, CV36 4GL

Guide price £750,000



**** Five Bedroom Detached ** Attractive Cotswold Stone ** Open Plan Kitchen, Dining, Family Room ** Generous and Versatile Living Space ** Double Garage that can also be used as Home Office/Gym **** This beautifully presented five-bedroom detached home is set within a small, exclusive development in the sought-after village of Tredington, surrounded by open countryside. The heart of the home is the open-plan kitchen, dining and family area with bi-fold doors to the garden, complemented by a separate living room, study, utility room, and guest cloakroom. Upstairs features five well-proportioned bedrooms, including two en-suites and a stylish family bathroom. Outside, a neatly landscaped rear garden provides a peaceful retreat, while a block-paved driveway and detached garage offer ample parking and potential for a gym or workshop. Combining quality, space, and a desirable village location, this impressive home is perfect for family living.



This impressive detached five-bedroom home is situated on a small and exclusive development in the desirable village of Tredington, surrounded by beautiful countryside and open fields. On approach, a block-paved driveway provides ample parking and leads to a generous detached garage. The garage itself has been enhanced to create a practical and usable space, benefiting from inset ceiling lighting and flooring, and is currently arranged as a home gym. It also offers direct access to the rear garden, adding both versatility and functionality. The property's smart exterior and well-kept frontage create an inviting first impression, perfectly reflecting the quality and space found inside.

The home offers excellent living space, with a layout that works perfectly for family life. The open-plan kitchen, dining and family room forms the heart of the home, featuring integrated appliances and bi-fold doors that open out to the garden — ideal for entertaining or enjoying relaxed family meals. A useful utility room adds practicality, while a separate study and guest cloakroom complete the ground floor.

The living room provides a comfortable and welcoming space, with bi-fold doors flooding the room with natural light and opening directly onto the rear garden, making it perfect for both everyday living and social occasions. A separate study and guest cloakroom complete the ground floor.

Upstairs, there are five well-proportioned bedrooms, including a main bedroom with fitted wardrobes and a stylish en-suite shower room. The second bedroom also benefits from its own en-suite, while the remaining rooms are served by a well-appointed family bathroom.

The rear garden is beautifully arranged with a block-paved seating area, ideal for outdoor dining and relaxation. The lawn is neatly maintained and bordered by mature planting and established greenery, all enclosed by fencing to provide both privacy and a peaceful backdrop — a perfect space for enjoying warm evenings or entertaining family and friends.

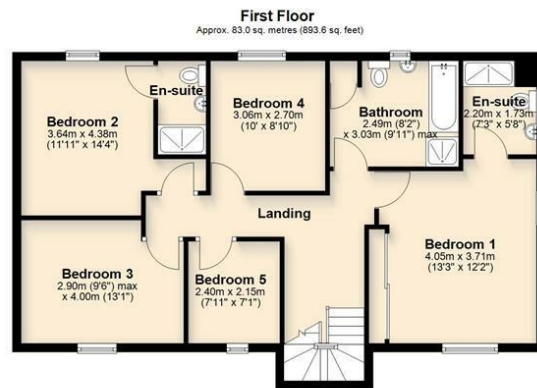
Beautifully presented and well maintained, this superb family home combines generous proportions with a versatile layout, perfectly suited to modern family living in a sought-after village setting.

Hall

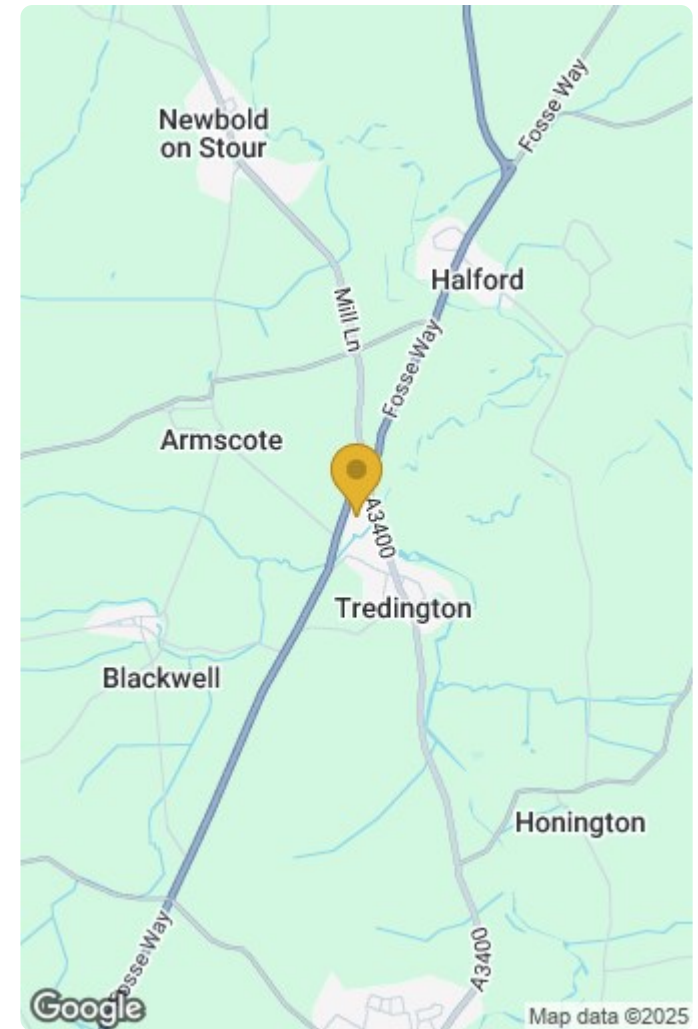
Kitchen/Dining/Family Room	36'3" x 15'11" (11.05m x 4.86m)
Utility	6'11" x 8'3" (2.11m x 2.54m)
Living Room	14'3" x 14'9" (4.35m x 4.51m)
Study	7'2" x 11'3" (2.19m x 3.45m)
W.C	3'10" x 7'3" (1.19m x 2.21m)
Landing	
Bedroom 1	13'3" x 12'2" (4.05m x 3.71m)
En-suite	7'2" x 5'8" (2.20m x 1.73m)
Bedroom 2	11'11" x 14'4" (3.64m x 4.38m)
En-suite	
Bedroom 3	9'6" x 13'1" (2.90m x 4.00m)
Bedroom 4	10'0" x 8'10" (3.06m x 2.70m)
Bathroom	8'2" x 9'11" (2.49m x 3.03m)
Garage/Gym	19'11" x 20'5" (6.09m x 6.24m)







Total area: approx. 223.0 sq. metres (2399.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	