



LAUREL HOUSE

Tredington, Shipston-on-Stour, Warwickshire



AN IMPRESSIVE AND IMMACULATELY PRESENTED FAMILY HOME IN THE SOUGHT-AFTER VILLAGE OF TREDINGTON

Benefitting from well-appointed rooms, delightful front and rear gardens, and a gated driveway with triple garage

Accommodation & Amenities

Six bedrooms | Three bathrooms

Reception hall | Drawing room | Dining room | Kitchen/breakfast room | Sitting room | Utility | WC

Triple garage

Distances: Shipston-on-Stour 2.3 miles, Stratford-upon-Avon 8.8 miles, Moreton-in-Marsh 8.1 miles (trains to London Paddington from 90 minutes)
Chipping Campden 9.4 miles, M40 (J12) 12 miles, M40 (J11) 19 miles, Birmingham International Airport 31.6 miles
(All distances and times are approximate)

SITUATION

Laurel House is situated in the highly sought after village of Tredington, on the northern fringe of the Cotswold Hills in south Warwickshire. The River Stour skirts the village, which features many stone period properties and a beautiful local landmark, the Spire of St Gregory's Church.

The local market town of Shipston-on-Stour is located approximately two miles to the south, providing an excellent selection of independent shops, including supermarkets, restaurants, hotels, doctors' surgery and a small hospital. To the north is the town of Stratford-upon-Avon, the home of the Royal Shakespeare Company and the region's cultural hub, which offers more extensive shopping, dining and leisure facilities.

South Warwickshire is renowned for its excellent selection of state, private and grammar schools, including The Croft Prep School, King Edward's Grammar School for Boys and Shottery Grammar School for Girls in Stratford-upon-Avon, Warwick Prep, Warwick Junior school, Warwick School, King's High School for Girls and Kingsley School in Warwick, Bloxham and Sibford Ferris Public Schools and Kitebrook in Moreton-in-Marsh.

For the commuter, there is easy access to the M40 (J12) and Banbury and Warwick Parkway for trains to London Marylebone and Moreton-in-Marsh for trains to London Paddington. Racing is at Warwick, Stratford-upon-Avon and Cheltenham.

THE PROPERTY

Laurel House is an impressive, detached property, sympathetically and extensively renovated by the current owners to create a family home offering almost 4,500 sq. ft of immaculately presented accommodation. The property boasts a wealth of characterful features throughout, including timber beams and stained glass windows, offering a blend of traditional charm with modern living.



Stone steps rise to the front door which opens to a welcoming porch and further to a spectacular, vaulted entrance hall with a beautiful staircase providing access to the first floor. A door on the left opens to an elegant, dual aspect dining room, with delightful views to the front lawn. Sliding doors open to a magnificent drawing room, benefitting from a brick fireplace housing an open fire and bifold doors opening to the patio and private rear garden.

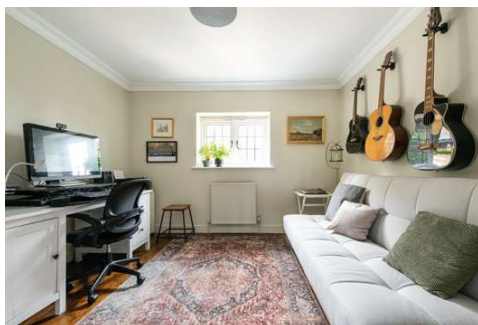
The entrance hall further provides access to a stylish WC, and steps descend to the spacious kitchen/breakfast room with large, leaded windows providing beautiful, southerly views to the front of the property and original brick detailing. The kitchen is complete with a range of base and wall-mounted units with a wooden worktop, induction hob with extractor fan over, and integrated appliances to include two ovens, microwave, fridge freezer and dishwasher. A cosy sitting room, and a utility room with external access and a range of fitted units with space for a washing machine and dryer, lead from the kitchen and complete the ground floor accommodation.





Stairs from the hall rise to the first-floor galleried landing, which provides access to a charming sitting area with views to the village and the Spire of St Gregory's Church beyond. A door opens to an impressive, dual aspect Principal bedroom, benefitting from a spacious dressing room with an array of fitted wardrobes, and a beautifully appointed en suite shower room with his and hers sinks. A further, generous bedroom with fitted wardrobes enjoys the benefit of a stylish en suite shower room. Three further bedrooms, one of which is currently used as an office, complete the first-floor accommodation and are served by a spacious bathroom.

Stairs rise to the second floor, which provides access to a delightful sixth bedroom, offering extensive eaves storage and stunning views to the front and rear of the property through dormer windows.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
House: 359 sq m (3,865 sq ft)
Garage: 55 sq m (590 sq ft)
Total: 414 sq m (4,455 sq ft) inc. restricted head height, exc. Eaves

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

Laurel House is situated in an elevated position, and a gated driveway leads to the property, providing ample parking for a number of cars. The property also benefits from a triple garage.

The property sits in the centre of its plot and benefits from delightful front and rear gardens, both of which are principally lawned and offer complete privacy and seclusion, with a scattering of mature trees and shrub and herbaceous borders which provide colour and interest throughout the year. A stone paved patio, accessed from the utility room and the drawing room, provides a wonderful space for outdoor entertaining and dining.







PROPERTY INFORMATION

Services: Mains electricity, gas, water are connected to the property. Mains gas central heating. Private drainage by way of a septic tank. Fibre broadband connected to the property.

Fixtures and fittings: All those mentioned in the particulars are included in the sale; all others are excluded. However, certain items, such as the curtains and blinds, may be available by separate negotiation.

What3words: ///economies.cemented.vanilla

Tenure: Freehold.

Local Authority: Stratford-on-Avon District Council.

Council Tax Band: G

EPC Rating: C

Viewing: By prior appointment only with the agents.



Your partners in property



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Date: 01 October 2026
Our reference: STR012608273

Laurel House, Tredington, Shipston-on-Stour, CV36 4NJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,250,000**.

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We'd love to help you.

Yours faithfully

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