



Old Tythe Barn, Tredington

In Excess of **£1,000,000**





Old Tythe Barn

Tredington, Shipston-On-Stour

No onward chain

Charming period house in village centre with church views, original features, private gardens, gated parking, garaging, annexe, five bedrooms, and spacious, light-filled living areas.

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.

Council Tax band: H

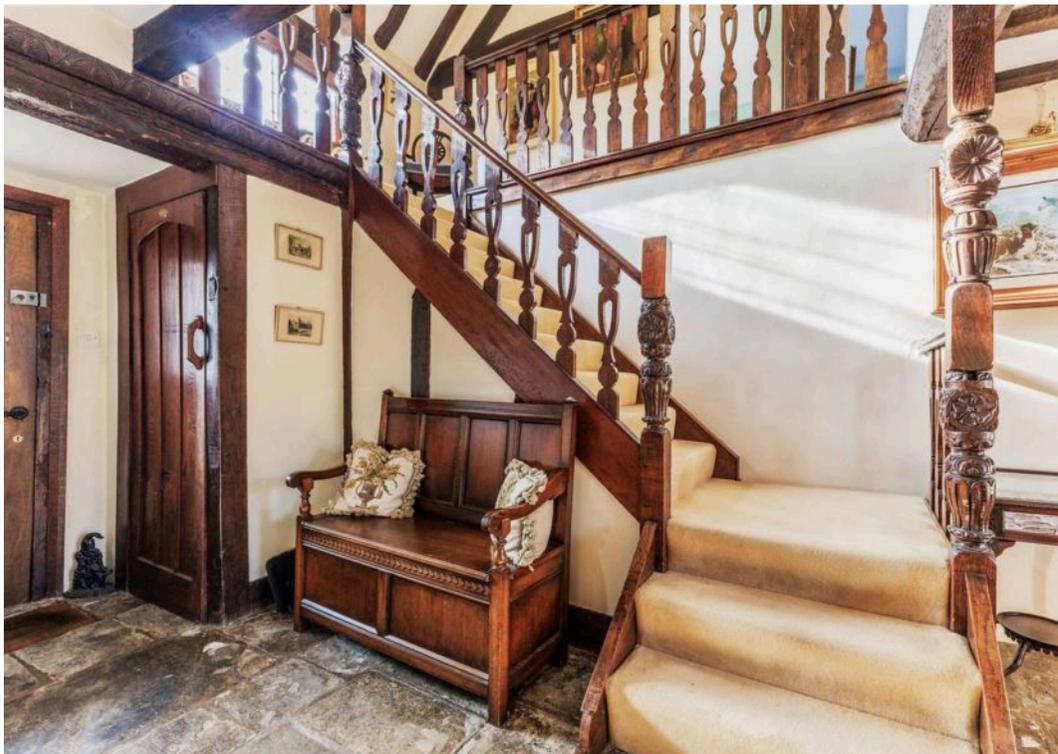
Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E



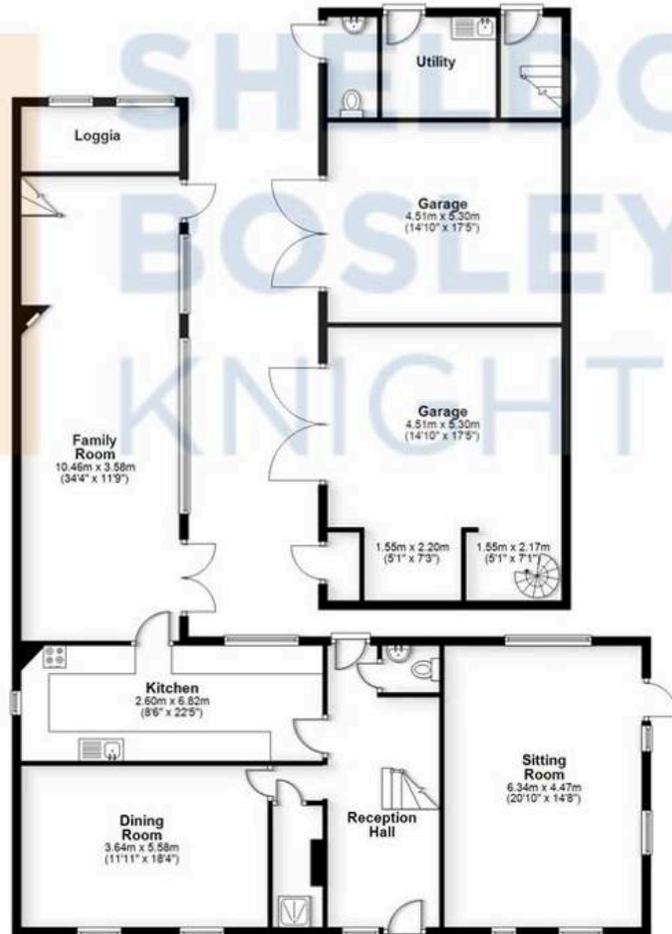




Ground Floor
 Approx. 237.7 sq. metres (2568.2 sq. feet)



First Floor
 Approx. 198.4 sq. metres (2143.3 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 PlanUp.





- 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
- Garaging for 4 Plus Cars and Private Gated Driveway
- Private Garden with Terrace
- Potential to Modernise & Create Additional Accommodation
- Thriving Village Pub & Community

GARDEN

Private gardens

DOUBLE GARAGE

Parking Spaces

2 Double garages

Secure gated

Private gated driveway 5 plus cars





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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.