



4 QUEENS ROAD, TREDINGTON

SECCOMBES

ESTATE AGENTS

**4 QUEENS ROAD
TREDINGTON
NR SHIPSTON ON STOUR
CV36 4NY**

Situated approximately 1½ miles from Shipston on Stour, 10 miles from Stratford upon Avon, 13 miles from Warwick (M40 junction 15), 17 miles from Banbury (M40 junction 11) and 32 miles from Oxford

A SPACIOUS AND WELL PRESENTED THREE-BEDROOM FAMILY HOUSE WITH GOOD OFF-ROAD PARKING AND AN ENCLOSED GARDEN

Entrance Hall, Living Room, Dining Kitchen, Utility Room, Cloakroom, Landing, Three Bedrooms, uPVC Double Glazing, Gas-Fired Heating, Good Off-Road Parking, Enclosed Garden.

Viewing:

Seccombes Estate Agents, Shipston on Stour

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www.seccombesestateagents.co.uk



Tredington is an attractive village set in the undulating South Warwickshire countryside about two miles north of Shipston on Stour. Within the village there is a parish Church, primary school and village inn.

The area is served by a network of main roads, including the A3400 which passes through the village, with the A429 (Fosse Way) about a mile to the north giving access to the larger centres of Oxford, Banbury, Cheltenham, Stratford upon Avon, Warwick and Leamington Spa.

There are main line train services from Moreton in Marsh and Banbury south to Oxford and London respectively. There is a

service from Banbury to London Marylebone in just under an hour.

4 Queens Road is a mid-terrace family home well-located towards the western edge of the popular village of Tredington

The property offers spacious, well-presented and well-proportioned accommodation benefiting from gas-fired heating and uPVC double glazing.

In addition to the front is good off-road parking and to the back an enclosed garden. The accommodation briefly comprises:



Entrance Hall with stairs to first floor

Living Room double aspect with the fireplace currently sealed.

Dining Kitchen

Utility Room with **Cloakroom** off.

Spacious Landing

Bedroom One with built in single wardrobe

Bedroom Two with built in single wardrobe, shelved boiler cupboard with Potterton pro Max combi gas-fired boiler for central heating and hot water

Bathroom with bath with shower and shower screen over, wash hand basin with tilting covers under, WC.

Bedroom Three

OUTSIDE

To the front is a gravelled forecourt offering **Off Road Parking** for 2/3 cars. Walkway leads through to the

Back Garden which is enclosed and is about 51'0"/15.55m deep max x 26 '0"/7.95m wide. Immediately adjoining the house is a **large paved patio**, beyond which the garden is lawned with a with bark covered area. **Timber garden shed**

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band C.

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services

Mains electricity, gas, water and drainage are connected to the property. Potterton pro Max combi gas fired boiler.

Energy Performance Certificate

Current: 67 (D) Potential: 84 (B)

Directions

From the centre of Shipston on Stour take the A3400 north for Stratford upon Avon. After about a mile and a half and on entering the village of Tredington, take the first turning left. After a further 100 yards take the first turning right, and after a further 100 yards turn left into Queens Road. 4 Queens Road is the second property on the right.

Postcode CV36 4NY

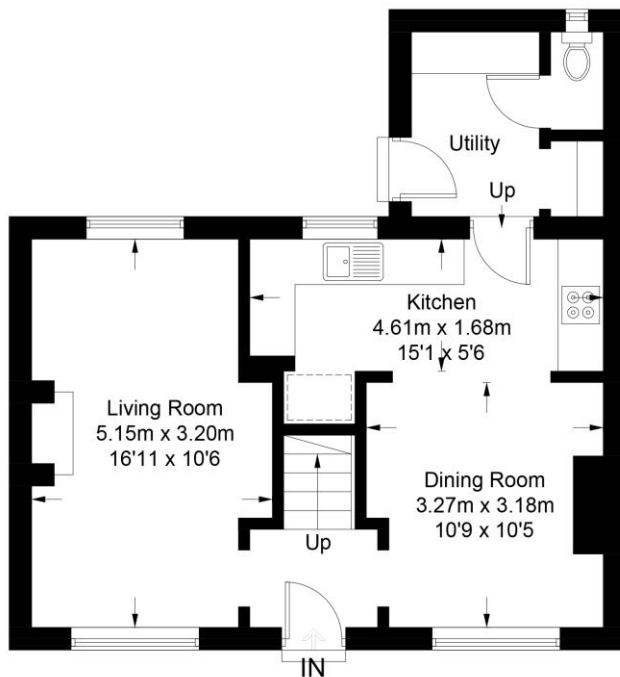
What Three Words /// bibbs. elastic. defrost

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S33307/F005/21.08.2026

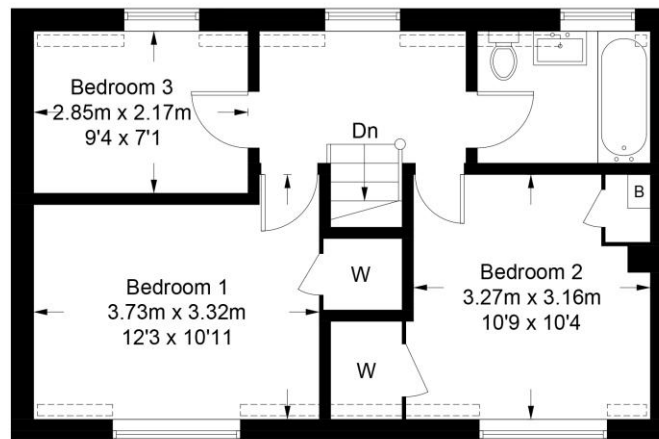
FLOOR PLANS



Ground Floor
46.4 sq m / 499 sq ft

DRAFT

= Reduced headroom below 1.5m / 5'0"



First Floor
42.2 sq m / 454 sq ft

Approximate Gross Internal Area = 88.6 sq m / 953.0 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1327994)



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