



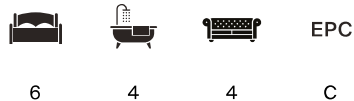
THE OLD MILL

TREDINGTON, SHIPSTON-ON-STOUR, WARWICKSHIRE



A BEAUTIFULLY RESTORED MILL OF ABOUT 5,300 SQ FT

With landscaped gardens fronting onto the picturesque river Stour,
in about 2.3 acres on the edge of the village



Services: Mains gas, water and electricity, private sewerage treatment plant. Gas central heating with part underfloor heating. Broadband. Internet network cabling. CCTV.

Tenure: Freehold

Local Authority: Stratford on Avon District Council. Telephone: 01789 267575

Council Tax Band: H

Directions (CV36 4NJ): From Stratford upon Avon, continue on the A3400 towards Oxford. Proceed through the villages of Alderminster towards Shipston-on-Stour. Proceed over the roundabout with the A429 Fosse Way, signposted Shipston-on-Stour. On entering the village, take the first turn to the right and the property is situated behind the village green.

What3words ///cherubs.topmost.usual

SITUATION

The Old Mill is situated on the edge of the attractive and highly regarded village of Tredington, on the north edge of the Cotswolds, in the attractive South Warwickshire countryside. The village has a pub and a primary school, and many stone-period properties, as well as a fine parish church.

The property is well placed for an excellent range of state, private and grammar schools, including grammar schools in Stratford-upon-Avon, The Croft Prep School in Stratford-upon-Avon, Warwick Prep and Public School and King's High School for Girls in Warwick. The local market towns of Stratford-upon-Avon, Warwick, Leamington Spa and Banbury provide an extensive range of shopping and leisure facilities.

There are a number of golf courses in the area, theatres at Stratford-upon-Avon and an art gallery at Compton Verney. The Fosse Way, a short distance from the village, gives ready access to the Cotswolds to the south.

Shipston-on-Stour 1.5 miles

Stratford-upon-Avon 8 miles

M40 (J123) 11 miles

Chipping Campden 8.5 miles

Moreton-in-Marsh 8 miles

Banbury 17 miles (trains to London Marylebone from 53 mins)

Warwick 13 miles

(time and distances approximate)





THE OLD MILL

The Old Mill, built of mellow lias stone, has been very substantially remodelled and updated by the present owner, with triple-glazed aluminium powder-coated windows, a modern boiler with partial underfloor heating, and passive and active air-flow management. The property has been completely reroofed by the present owners, and has hand-made fitted furniture and Thomas Crapper sanitary ware.

From the courtyard, an inner court leads to the porch. Off the entrance hall, with a useful boot room, is a games/playroom, a cloakroom with WC, a utility room and a timber-beamed sitting room. A superb kitchen/dining/family room at the heart of the house, with a 6 metre island unit, range cooker, sitting area, French doors to the terrace and a double-sided woodburner on a millstone hearth, which also serves the sitting room, and with a large pantry. The stunning drawing room has bifold doors to the garden, a fireplace with a woodburner. It is partly vaulted, with a secondary staircase to the office/gym above, with stunning glazed gables and opens on to a corner balcony with glass and chrome balustrade.

On the first and second floors are a total of 6 bedrooms, one with a dressing room and four stylish bathroom/shower rooms.















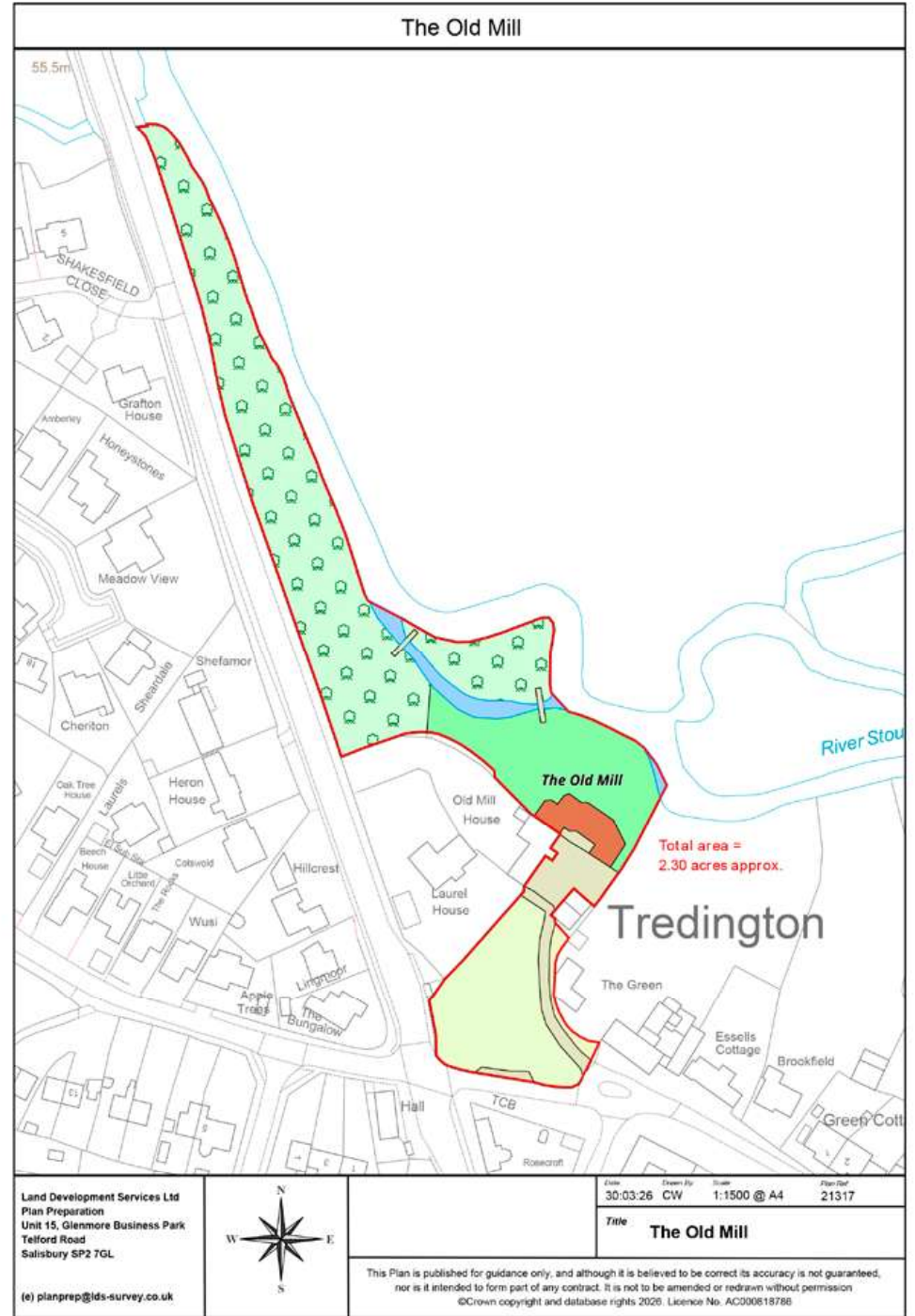


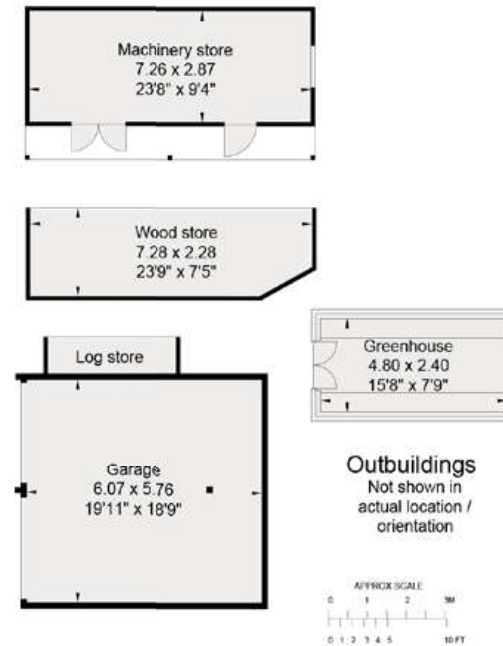
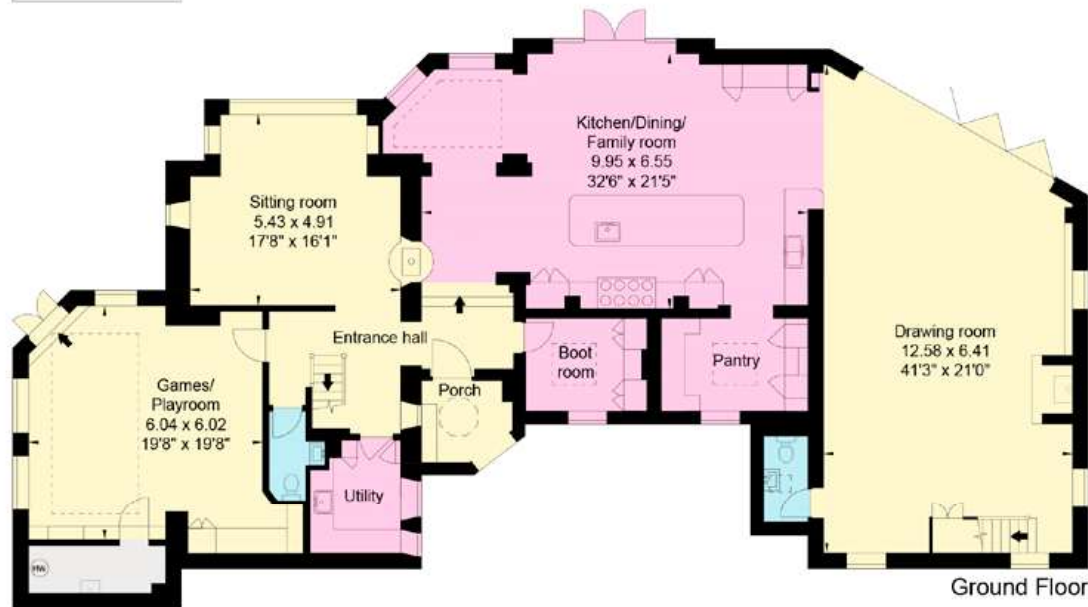
GARDENS AND GROUNDS

Situated behind a village green that forms part of the property, the drive leads to double gates to a courtyard owned by The Old Mill, which also provides access to two adjoining properties. There is a Cotswold Oak double garage and log store and ample parking.

The garden has been the subject of extensive landscaping and regrading, incorporating flood defences, patios, sump pumps, flood gates and retaining walls. Barbeque terrace. The garden has a post-and-rail fence with an extensive frontage to the River Stour. The mill race crosses the garden, with two footbridges to the pear-shaped island beyond. There is a vegetable garden with raised beds, a greenhouse, a hot tub and a children's play area. Timber and tiled machinery store, and a wood store

Beyond the garden is a level area with access to the road, which could form a potential building plot or site. Woodland extends along the river, bounded by the A3400.





Approximate Gross Internal Area
 House = 494 sq m / 5,320 sq ft
 Outbuildings = 88 sq m / 949 sq ft
 Total = 582 sq m / 6,269 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.

We would be delighted
to tell you more.

James Way
01789 206950
james.way@knightfrank.com

Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway,
Stratford-upon-Avon, CV37 6YX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. Photographs and videos dated March 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Date: 10 April 2026
Our reference: STR180302

The Old Mill, 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 £1,950,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

KNIGHT FRANK LLP

Enc:

James Way
Partner, Head of Midlands Sales
+44 1789206950
james.way@knightfrank.com

Evey Hadley
Negotiator
+44 1789206964
evey.hadley@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

Your partners in property

V4.3 Sep 24