



Armscote Road, Tredington

Guide Price **£425,000**

Armscote Road

Tredington, Shipston-On-Stour

Situated within a generous plot in a sought-after village setting, this beautifully presented three-bedroom semi-detached home has been thoughtfully updated by the current owners to provide stylish, well-balanced accommodation, complemented by off-street parking and South facing garden. The property benefits from being in walking distance to the fantastic local village pub. Approached via an extensive gravel driveway providing parking for numerous vehicles, the property enjoys excellent kerb appeal with its attractive brick façade, covered entrance porch and mature hedging offering privacy.

The welcoming entrance hall leads to a spacious dual-aspect sitting room. Flooded with natural light, this inviting reception room is centred around an attractive feature fireplace and benefits from French doors opening onto the rear patio, creating a seamless connection between the home and garden. A separate dining room provides an ideal space for family meals and entertaining, whilst also offering flexibility as a home office or playroom.

The stylish Shaker-style kitchen has been tastefully refitted with solid wood worktops, integrated appliances and an excellent range of storage. Beyond the kitchen, a generous utility room provides further cabinetry, additional workspace and room for laundry appliances, together with access to a convenient ground floor cloakroom.





To the first floor are three well-proportioned bedrooms, with the two principal bedrooms benefiting from fitted storage, all served by a contemporary bathroom featuring a large walk-in shower and modern fittings. Outside, the property continues to impress. To the front, the expansive gravel driveway provides excellent off-road parking. The south-facing rear garden is a real highlight, enjoying sunshine throughout the day and offering an excellent balance of paved entertaining space, lawn, established planting and mature boundaries that provide both privacy and an attractive backdrop.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Tredington is a beautiful and sought-after village situated approximately 2 miles north from Shipston-on-Stour and 9 miles south-east from Stratford-upon-Avon. The village has a parish church (St Gregory's) with a tall spire which can be seen from miles around. There is also a thriving public house (The Lion), a village hall offering a variety of community activities and a primary school. Wider facilities can be found in the nearby towns of Shipston-on-Stour and Stratford-upon-Avon.



DISCLAIMER

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

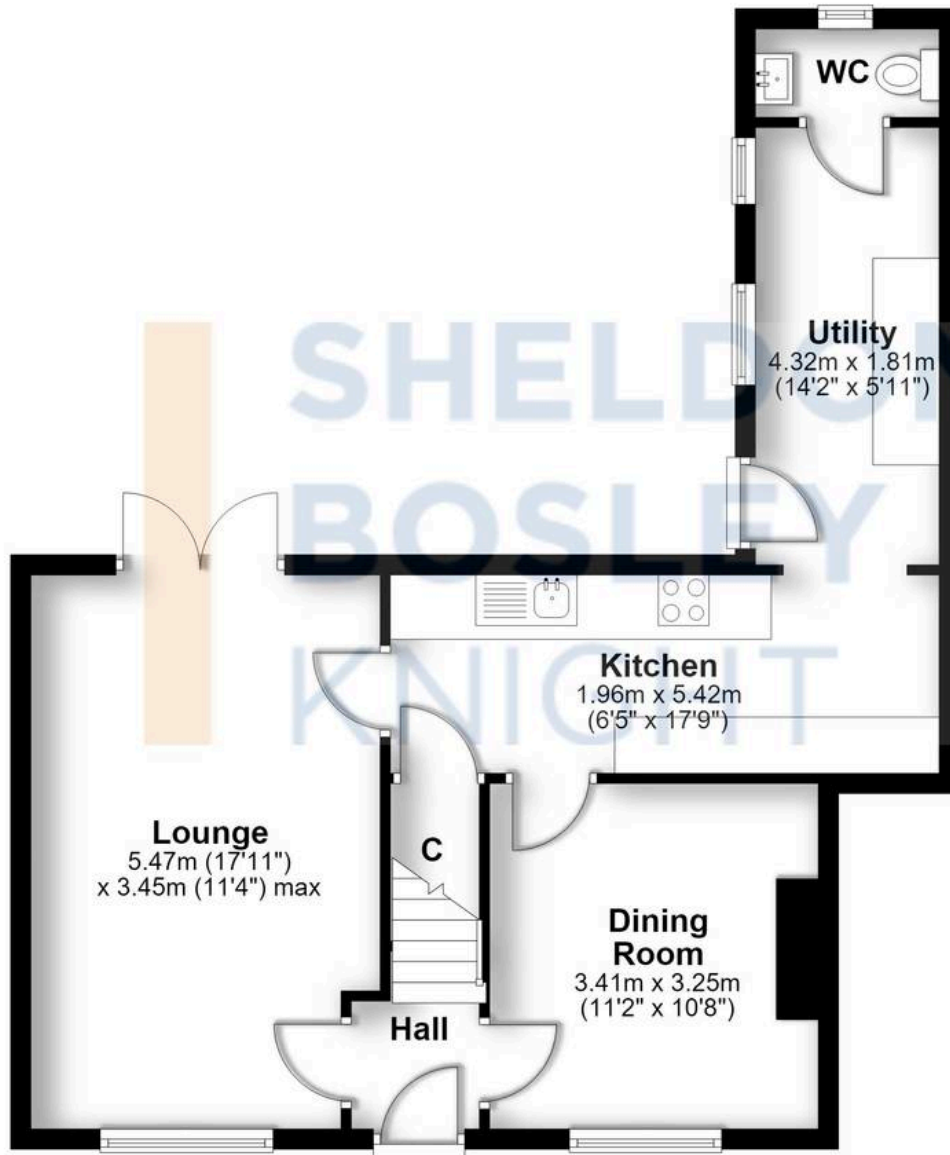
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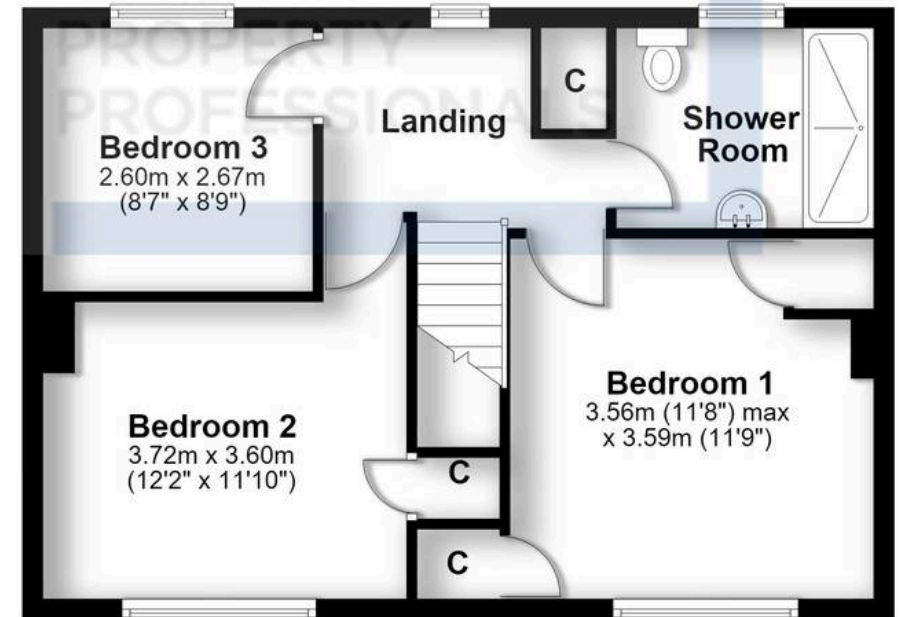
Ground Floor

Approx. 54.7 sq. metres (588.3 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



Total area: approx. 100.9 sq. metres (1086.6 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.