



## Cotswold Close, Tredington

Offers Over **£700,000**

## Cotswold Close

Tredington, Shipston-On-Stour

Nestled in a quiet corner of a mature cul de sac, this charming and stylish 4-bedroom detached house boasts stunning tiered gardens, a detached garage, and a spacious driveway.

The house is crafted to the highest standards, offering; an elegant entrance hall, a bespoke oak kitchen by acclaimed luxury kitchen designers, Bower & Willis. The kitchen features ambient lighting, high-end appliances including an electric oven with a warming drawer, a 5-burner gas hob, a wine fridge, and a microwave. The kitchen seamlessly extends into a captivating sitting and dining area with aluminium Kloeber bi-fold doors, providing beautiful views of the tiered gardens from within. There is also a convenient utility room.

The inviting sitting room features a cosy woodburning stove and opens to the garden, welcoming an abundance of natural light. Additionally, there is a well-appointed study with built-in shelves and storage. The former integral garage has been transformed into a sophisticated formal dining room, ideal for entertaining.

Upstairs, the main bedroom boasts an ensuite with a freestanding bath and a separate shower. There are three other double bedrooms and a family bathroom with a P-shaped bath and shower. There is a large fully boarded loft space accessed from the landing.







Outside, the property offers a resin driveway with ample parking space for up to 6 cars, along with a large detached garage/workshop featuring an electric roll-top door, water, and power supply. Beneath the garage, a useful storage area is accessible through a separate door. The main patio area, accessible from the kitchen and sitting room, leads to steps and pathways that wind through mature, lush planted borders to an additional seating area overlooking the tranquil brook, creating the perfect setting for outdoor dining and relaxation.

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 public house (The Lion) and a primary school. Wider facilities can be found in the nearby towns of Shipston-on-Stour and Stratford-upon-Avon.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

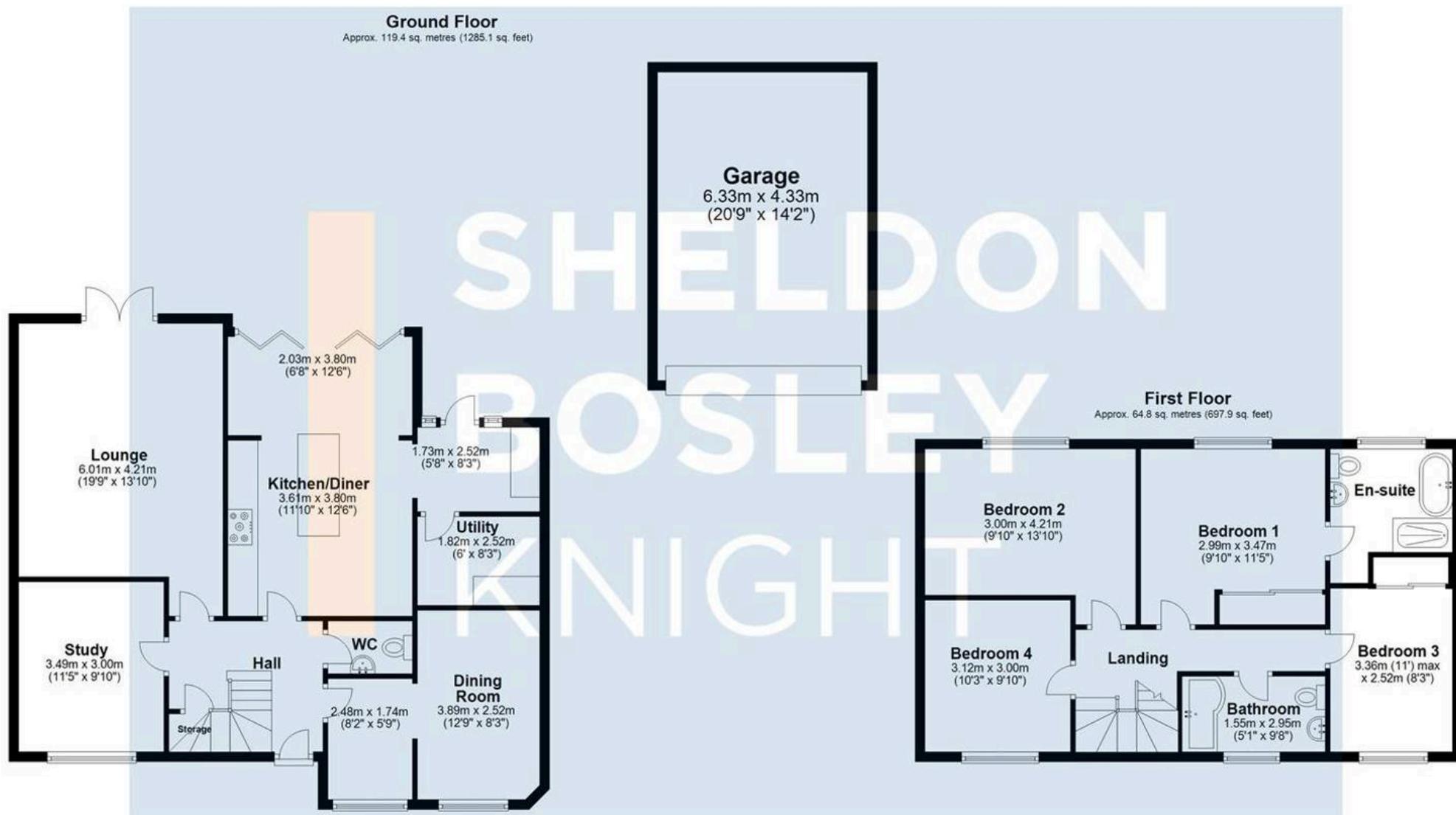


#### **DISCLAIMER**

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.



Total area: approx. 184.2 sq. metres (1983.0 sq. feet)

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



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