



Tredington Park

HATTON PARK, WARWICK, CV35 7TT

Keri Robinson

The **Leamington & Warwick** Property Expert





Tredington Park is a well-proportioned three bedroom home set within the popular Hatton Park development, offering versatile accommodation and a bright open-plan living area ideal for modern family life. Set in a quiet residential location.

Property at a glance

Beautiful Family Home On Sought After Development

High Ceilings And Wonderful Character Features Throughout

Outstanding Kitchen With Dining And Sitting Areas

Three Bedrooms

Two Excellent En-Suites And Family Bathroom

Underfloor Heating

Stunning Split Level Garden, Six Parking Spaces

Visitor Parking

A Home With The Wow Factor That Must Be Viewed

EPC Rating – C





Set within the sought-after Hatton Park development, Tredington Park is a beautifully home that blends modern comfort with characterful surroundings.

Offering generous living space and a versatile layout, the property is ideal for family life and entertaining alike, while its standout feature-a bright and spacious open-plan living area-creates a welcoming heart to the home. Positioned in a peaceful setting with excellent transport links nearby, it delivers both convenience and a sense of retreat.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

The Seller's View

"One of the standout features of the home is the beautiful tall windows throughout, which flood every room with an abundance of natural light and create a wonderful sense of space and openness. This is especially evident in the bright, open-plan kitchen, dining and living area, where several sets of double doors lead directly out to the garden, creating a seamless indoor-outdoor feel that's perfect for both everyday living and entertaining. The space is further elevated by carefully considered design details, including Buster + Punch hardware throughout, adding a contemporary, high-quality finish.

A particular focal point is the bespoke chandelier that cascades elegantly through the staircase in the hallway, creating a striking first impression and bringing a real sense of style and cohesion to the home."



Directions

From the A4177 Birmingham Road, turn into Hatton Park via Barcheston Drive and continue straight ahead before turning onto Winderton Avenue. Follow the road and take the turning into Mollington Grove, then shortly after turn into Tredington Park, where this property is situated along this quiet residential road within the development.

Services

Main water, gas and electric

Tenure

Leasehold with share of Freehold.

973 years remaining

Service charge - £234.71 per month

Local Authority & Tax Band

Warwick District Council
Royal Pump Rooms, The Parade,
Royal Leamington Spa, CV32 4AA
www.warwickdc.gov.uk
Tel 01926 450000
Tax band - G

Viewing Arrangements

Viewing strictly by appointment with sole agent
Keri Robinson
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Amenities/Distances

Warwick Town Centre 3 miles

Primary School 0.5 miles

Train Station (Warwick Parkway) 1.5 miles

Motorway Links (M40) 2 miles

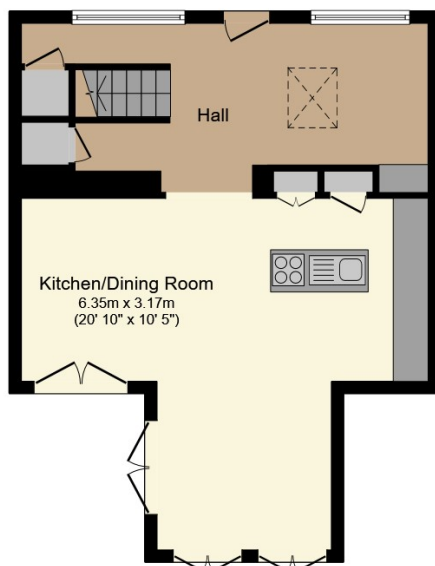
Airport (Birmingham) 15 miles

Nearest Towns (Warwick / Leamington Spa) 3 /
5 miles

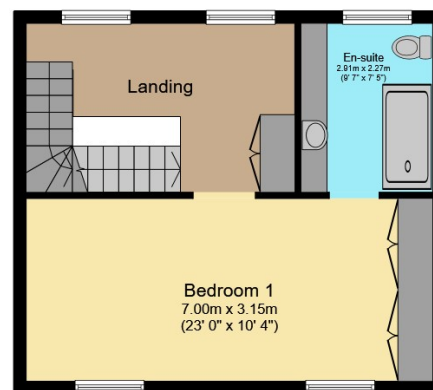
Bus Links 0.2 miles

University of Warwick 8 miles

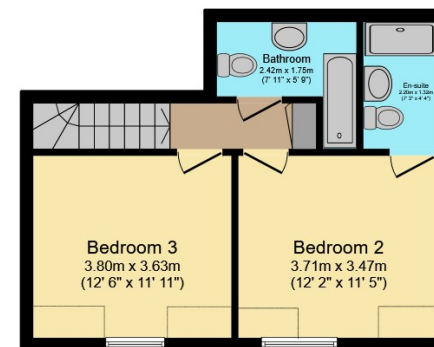
Warwick Hospital 3 miles



Ground Floor



First Floor



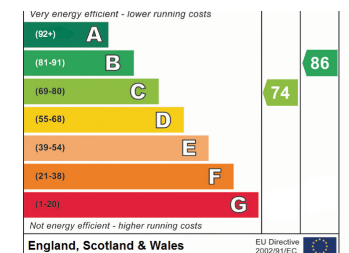
Second Floor

Total floor area 128.6 m² (1,384 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Download by...

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the Area

Warwick

Warwick is a historic market town known for its striking castle, charming streets, and blend of heritage and modern living.

The town offers a wide range of shops, restaurants, and leisure facilities, alongside highly regarded schools and excellent transport links, including easy access to the M40 and rail services to Birmingham and London. With its strong community feel and scenic surroundings along the River Avon, Warwick combines everyday convenience with a rich sense of history.



Warwickshire

Warwickshire is a picturesque county in the heart of England, known for its rolling countryside, historic towns, and strong transport connections. It is home to a mix of charming market towns such as Warwick, Stratford-upon-Avon, and Leamington Spa, offering a balance of rural living and modern convenience. With excellent schools, thriving local amenities, and easy access to major road and rail networks, Warwickshire is highly regarded for both family life and commuting.

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 - Resulting in the maximum price for the seller and a smooth transaction
-

“Having dealt with Keri at The Property Experts recently, I can only describe her as a breath of fresh air!

Her local knowledge is excellent and she clearly cares about, and understands the house selling process fully.

Thank you so much for all of your help and I would have no hesitation in recommending you to friends and family!”

Michael



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