



TO LET UNFURNISHED

A DETACHED GRADE II LISTED STONE HOUSE SET IN A QUIET LOCATION WITH DELIGHTFUL GARDENS

RENT: £2650.00 pcm
DEPOSIT: £3057.69
HOLDING DEPOSIT: £611.53

NO TENANT APPLICATION FEES

- Reception Hall
- Sitting room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Shower Room
- Cellar
- Four Bedrooms
- En-suite bathroom
- Family Bathroom
- South Facing Garden
- Off-Street Parking
- EPC Rating: E

TREDINGTON
£2650 PCM

SUNNYBANK COTTAGE TREDINGTON WARWICKSHIRE CV36 4NG

1.5 miles from Shipston on Stour
7 miles from Moreton in Marsh
8 miles from Stratford upon Avon

DETACHED 4 BEDROOM PERIOD PROPERTY WITH SOUTH-EAST FACING GARDEN SET IN A QUIET LOCATION

Viewing strictly by appointment
Tel: 01926 640 498
lettings@colebrookseccombes.co.uk

Tredington is an attractive village set in the undulating South Warwickshire countryside, close to the Cotswolds. Within the village, there is a public house, church and primary school. One and a half miles South, Shipston on Stour offers daily shopping, recreational and further schooling facilities. The area is served by a network of main roads, including the A3400 which passes through the village and access to the A429 (The Fosse Way).

Sunnybank Cottage is a charming detached, Grade II Listed 18th century period stone property adjoining the churchyard. The property, which was originally three cottages, has been sympathetically renovated and now offers a fine family home with well-presented and spacious accommodation. The property is situated towards the end of a quiet no through road with South-East facing garden to the front.

THE GROUND FLOOR

Reception Hall Exposed beams, flagstone floor and steps down to the cellar. **Sitting Room** Double aspect, an inglenook fireplace with wood-burning stove, exposed beams with shuttered windows. **Dining Room** Inglebook fireplace incorporating a gas stove. **Kitchen/Breakfast Room** Country-style range of base and wall units, large gas range, extractor hood, 1.5 bowl stainless steel sink unit, separate under counter fridge and freezer, integrated dishwasher, tiled walls and floor. **Utility Room** Base unit, stainless steel sink unit, plumbing for washing machine and gas-fired boiler. **Shower Room** Modern suite comprising white basin over in-built cupboard, w.c and shower cubicle. Part tiling to walls and floor.

THE FIRST FLOOR

Bedroom One Double aspect with beams, feature fireplace and radiator. Door to: **Dressing Area** Fitted shelving. Leading to: **En-**

suite Bathroom Bath with shower screen and shower above, w.c, basin, mirror, heated towel radiator, tiled walls and floor. **Bedroom Two** Built-in cupboard incorporating a wash-hand basin, beams and radiator. **Bedroom Three** Window seat, beams and radiator. **Bedroom Four** Cupboard and radiator. **Bathroom** Bath with shower screen and shower above, w.c., wash-hand basin, mirror, heated towel radiator, part-tiled walls and floor.

OUTSIDE

The property has an attractive landscaped south-facing garden with several mature fruit trees. In addition, there is a store shed with electricity connected and outbuildings. The gravel drive offers parking for three vehicles.

GENERAL INFORMATION

Directions

From the A3400 passing through the village, take the turning to the church opposite Blackwell Road. Upon the reaching the church take the turning to the right into Mill Lane. Sunnybank Cottage is the only house on the left-hand side, behind the church.

What3Words:

CV36 4NG

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Services

Mains water, electricity, gas and drainage are connected to the property. The central heating system is gas-fired. Ofcom Broadband availability: Ultrafast. Ofcom Outdoor Mobile coverage Likely: 3, EE, O2 & Vodafone.

Council Tax

Payable to Stratford District Council. Listed in Band G

Energy Performance Certificate

Current: 51 Potential: 82 Band: E

Tenancy

The property is available to let for an initial period of 12 months at a rent of £2650 per calendar month, exclusive of outgoings: council tax, water rates, telephone, oil and electricity.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Periodic Tenancy Agreement.

Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

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.

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