



Peter Clarke

Holly Cottage, Tredington, Shipston-on-Stour, CV36 4NJ

£495,000

A deceptively spacious and versatile three bedroom character cottage which was formerly a police house. The current owners have modernised and extended the property to create a kitchen/dining room and a ground floor bedroom and shower room. A pretty landscaped rear garden with studio/workshop, garage and off road parking make this property appealing to a variety of potential buyers.



TREDINGTON is an attractive village situated approximately 2½ miles from Shipston on Stour and 8 miles from Stratford upon Avon. The village has a Church and Public House, wider facilities being available in the nearby towns of Shipston on Stour and Stratford upon Avon. The village is also well placed for access to the M40 motorway at either Warwick Junction 13 or Gaydon Junction 12 and the nearby Fosseway.

ACCOMMODATION

ENTRANCE HALL having stairs leading to first floor.

SITTING ROOM having window to front elevation, flagstone flooring and a feature fireplace with multi fuel burner.

KITCHEN/BREAKFAST ROOM having continued flagstone flooring and trifold doors to the rear garden. A range of hand made kitchen units with solid wooden work surface over, double Belfast sink and mixer tap. Space for Range master style cooker. Pantry and under stairs storage cupboard.

REAR HALL having door leading to side of property.

BEDROOM having windows to front elevation and under floor heating.

SHOWER ROOM having window to rear elevation, walk in shower, wc and wash hand basin.

FIRST FLOOR LANDING having feature stained glass window. Access to roof space.

BEDROOM having window to front elevation. Built in wardrobe and additional storage cupboard.

BEDROOM having window to rear elevation.

BATHROOM having window to rear elevation. Cupboard housing combination boiler. Roll top bath with shower attachment, wc and wash hand basin.

OUTSIDE To the front of the property there is a driveway offering off road parking and leading to a garage/workshop with up and over door and having power and light. A gate leads to the rear garden which has a raised terrace and a well established pretty cottage garden. There is a studio/workshop which could be used as a home office. a shed provides additional storage space.



GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES All mains services are understood to be connected to the property. Gas central heating. However, this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in **Band C**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

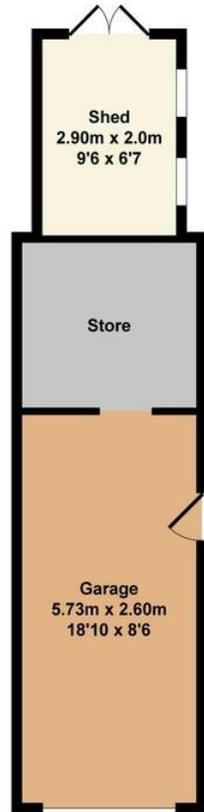
DIRECTIONS: From Shipston take the A3400 towards Stratford, as you approach the village of Tredington take the third turning on the right just past the public house. The property can be found on the left hand side clearly marked by our For Sale Board.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



Tredington, CV36 4NJ
Total Approx. Floor Area 142.30 Sq.M. (1532 Sq.Ft.)



Garage
Approx. Floor Area 27.50 Sq.M. (296 Sq.Ft.)



Ground Floor
Approx. Floor Area 78.30 Sq.M. (843 Sq.Ft.)



First Floor
Approx. Floor Area 36.50 Sq.M. (393 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings; (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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