

Peter Clarke



Dene Cottage Tredington, Shipston-On-Stour, Warwickshire, CV36 4NL

- Period Character Cottage Renovated by Current Owners
- Inglenook Fireplace, Exposed Beams & Timbers
- New Windows Throughout
- Three Double Bedrooms
- Triple Aspect Sitting Room
- Modern Fitted Kitchen
- Second Sitting Room/Snug
- First Floor Balcony Overlooking Rear Garden
- South/South West Facing Rear Garden
- Garage & Off Road Parking



Offers Over £575,000

A charming detached period cottage offering spacious and well proportioned accommodation. The current owners have renovated the property to give it a modern feel. The accommodation briefly comprises of entrance hall, triple aspect sitting room, kitchen, snug and cloakroom to the ground floor. To the first floor there are three double bedrooms and a bathroom. Outside is an attractive walled courtyard garden to the rear, front garden and a garage with an off road parking space.

#### ACCOMMODATION

The entrance hall has stairs leading to the first floor and under stairs storage cupboard. The triple aspect sitting room has an inglenook fireplace with wood burning stove, exposed beams and timbers. The kitchen has a range of base, wall and drawer units with work surfaces over, integrated Bosch dishwasher, dual fuel Leisure Cookmaster oven with extractor above and a door leading to the rear garden. A useful second sitting room which could also be used as a dining room or home office leads through to a cloakroom/utility room which also has a door to the garden. To the first floor there are three double bedrooms and a modern bathroom. Outside, to the side of the property is an attractive garden with a low level brick wall. To the other side there is a garage and off road parking space with side gate to the walled courtyard garden which also has two useful storage sheds.

#### 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** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Gas central heating.

**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 F

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

**VIEWING:** By Prior Appointment with the Selling Agents.

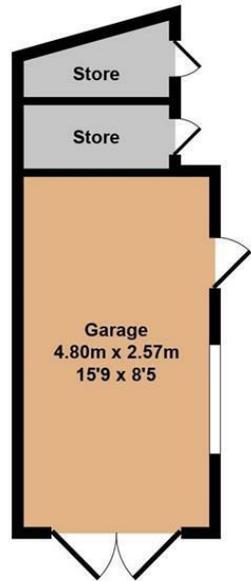
**REGULATED BY RICS**



# Tredington, CV36 4NL

Total Approx. Floor Area 134.90 Sq.M. (1451 Sq.Ft.)

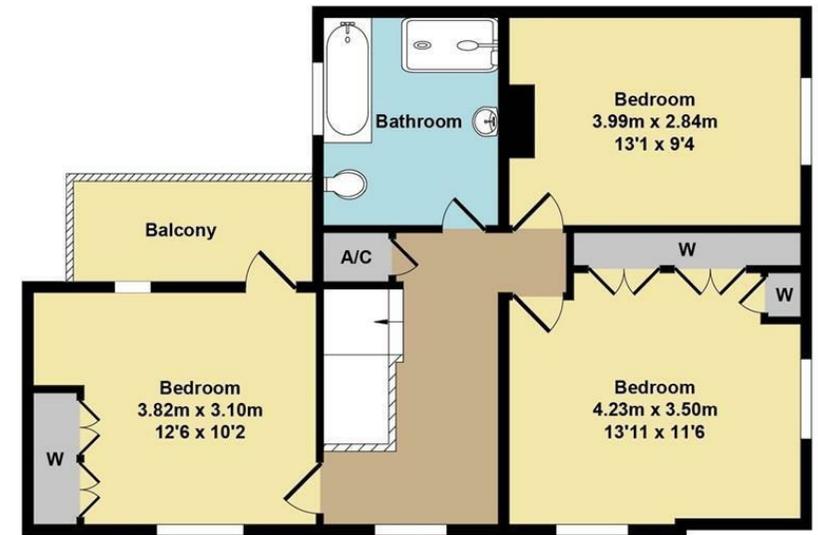
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



Garage  
Approx. Floor Area 16.10 Sq.M.  
(173 Sq.Ft.)

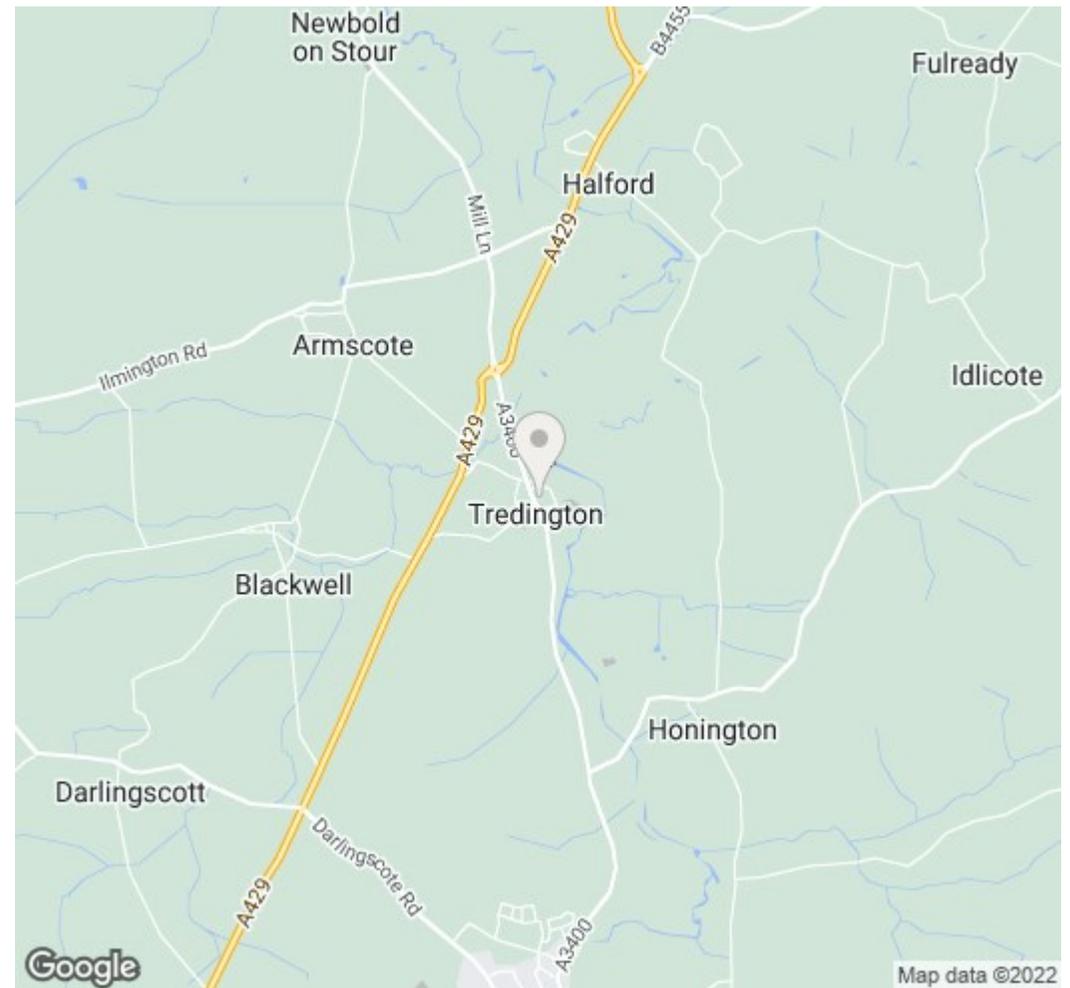


Ground Floor  
Approx. Floor Area 60.70 Sq.M.  
(653 Sq.Ft.)



First Floor  
Approx. Floor Area 58.10 Sq.M.  
(625 Sq.Ft.)





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that 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; 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. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. 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 and 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.

Six multi-award winning offices  
serving South Warwickshire & North Cotswolds

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