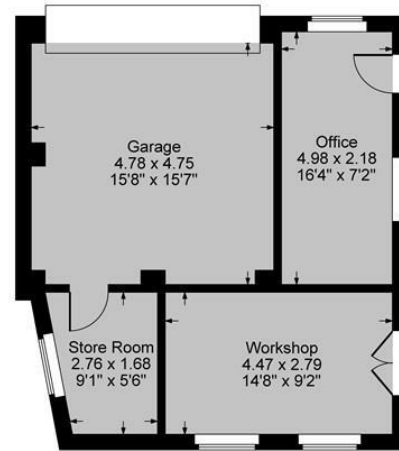


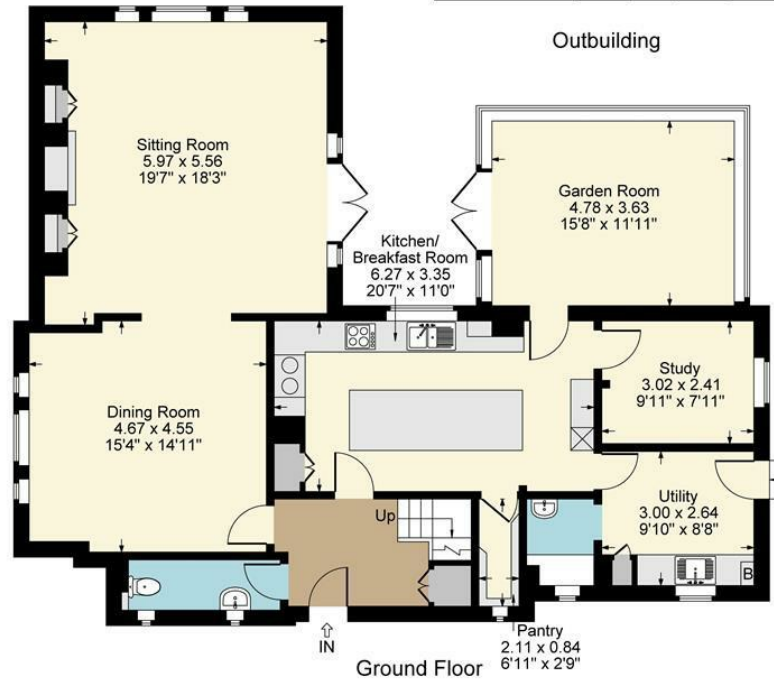
Peter Clarke



The New Place, Green Cottages, Tredington, Shipston-on-Stour, CV36 4NL



Outbuilding



Ground Floor



First Floor

Approximate Gross Internal Area  
Ground Floor = 127.78 sq m / 1375 sq ft  
First Floor = 102.00 sq m / 1098 sq ft  
Outbuilding = 29.55 sq m / 318 sq ft  
Garage = 22.68 sq m / 244 sq ft  
Total Area = 282.01 sq m / 3035 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

- Gated driveway for privacy
- Garage, studio, and workshop
- Private gardens on all sides
- Four double bedrooms
- Three en-suites and a ground floor wet room
- Sitting room, dining room and sun room
- Stylish kitchen with high-end fittings
- Study, utility and pantry
- Located in a tucked away position
- Solar panels



Asking Price £925,000

Situated in a prime position within the village of Tredington this superb detached house offers a perfect blend of elegance and comfort. With four spacious double bedrooms, including three with en-suite bathrooms, this property is designed to accommodate both family living and entertaining with ease.

As you enter, you are greeted by a gated driveway that leads to a garage, studio, workshop, and additional store, providing ample space for all your needs. The well-established and private gardens envelop the home, creating a superb outdoor retreat for the discerning buyer.

The interior boasts three reception rooms, a study, stylish kitchen featuring high-quality fittings and appliances plus a pantry cupboard, a utility room and a ground floor wet room.

## ACCOMMODATION

### ENTRANCE HALL

with under stairs storage cupboard.

### WET ROOM

with two windows to front, shower, wash hand basin unit with low level drawers, wc, chrome heated towel rail, non-slip flooring.

### DINING ROOM

with window to side. Opens into

### SITTING ROOM

with windows and double doors to rear, feature fireplace, fitted bookshelves with low level cupboards.

### UPGRADED KITCHEN

with window to rear. Range of matching wall and base units with work top over incorporating double sink and Miele four ring induction hob with extractor over, double electric Aga oven, island unit with drawers and cupboards below, integrated Miele steam oven and conventional oven, plus a warming drawer, full height fridge with freezer compartment, dishwasher and pantry cupboard.

### UTILITY ROOM

with door to rear, work top incorporating Belfast sink, cupboards below and space for washing machine and tumble dryer, broom cupboard wall mounted combi boiler.

### CLOAKROOM

with window to front, shelving and cupboards, and wash hand basin. The original w/c has been removed, however it could be reinstated.

### STUDY

with window to side, range of fitted bookshelves, cupboards below.

### GARDEN ROOM

with windows and double doors to rear, flagstone flooring.

### FIRST FLOOR LANDING

with loft hatch, linen cupboard and two storage cupboards.

### MAIN BEDROOM

with dual aspect, range of fitted wardrobes and drawers.







### **EN SUITE SHOWER ROOM**

with window to rear, walk in shower, wash hand basin unit with sideboard and low level cupboards, wc, chrome heated towel rail, tiled flooring.

### **GUEST BEDROOM**

with dual aspect, fitted double wardrobe.

### **EN SUITE SHOWER ROOM**

with shower cubicle and Jacuzzi feature, wash hand basin unit with sideboard, low level cupboards and drawers, wc, fitted shelving, internal window.

### **BEDROOM**

with window to side, fitted quadruple wardrobes.

### **EN SUITE SHOWER ROOM**

with window to front, shower cubicle, wash hand basin with cupboards below, wc.

### **BEDROOM**

with window to side, loft hatch.

### **EN SUITE CLOAKROOM**

with wash hand basin and wc.

### **OUTSIDE**

To the front is an electric gate entrance opening to a wide brick paved driveway leading to a detached garage.. The front garden is mainly laid to lawn with planted beds, mature shrubs and trees.

### **REAR GARDEN**

with a mix of paved pathways, patios, raised stone chipping seating area, planted beds, mature shrubs and trees, and pond. There is a further enclosed potting area of garden with timber shed and two greenhouses.

### **DETACHED GARAGE**

with electric roller doors and internal access to a store room.

### **STUDIO**

with windows to side and rear, internal power and light, ideal for craftwork or hobbies.

## WORKSHOP

with double doors.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. 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 fired 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 and is understood to lie in Band G.

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

**VIEWING:** By Prior Appointment with the selling agent.

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.





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