

Peter Clarke



Laurel House Tredington, Shipston-on-Stour, CV36 4NJ

- Five Bedroom Detached Property
- Set on a Plot of Almost Half an Acre
- Two En-Suite Bathrooms
- Spacious & Versatile Accommodation
- Three Reception Rooms
- Fitted Kitchen & Utility Room
- Views Across Village to the Church
- Triple Garage & Ample Off Road Parking



£850,000

A substantial five bedroom character property set on a plot of just under half an acre in the village of Tredington. The spacious and versatile accommodation is spread over three floors and offers flexible living space. A lot of thought was put into the design of the house with features copied from various houses in the village. Feature beams, exposed brickwork, an Inglenook fireplace with open fire and large windows on the gallery landing offering views towards the Church. Triple garage, ample off road parking and garden surrounding the property.

ACCOMMODATION

The impressive entrance hall has flagstone flooring, a cloakroom and stairs leading to the first floor. There are steps leading down to the kitchen/breakfast room and additional reception room. There is also a utility room with door leading out to the rear garden on this level. The large sitting room has feature beams, Inglenook fireplace with open fire, patio doors leading to the rear garden and doors opening into the dining room. To the first floor there is a main bedroom with an en-suite bathroom and dressing room, a double bedroom with en-suite shower room, three further bedrooms and a bathroom. To the next floor there is a useful large roof room which would make an ideal play room or home office. Outside there is a driveway leading to the triple garage and a large garden with established shrubs and a variety of trees. Viewing is highly recommended to appreciate what this property offers.

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 and water 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 G

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

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

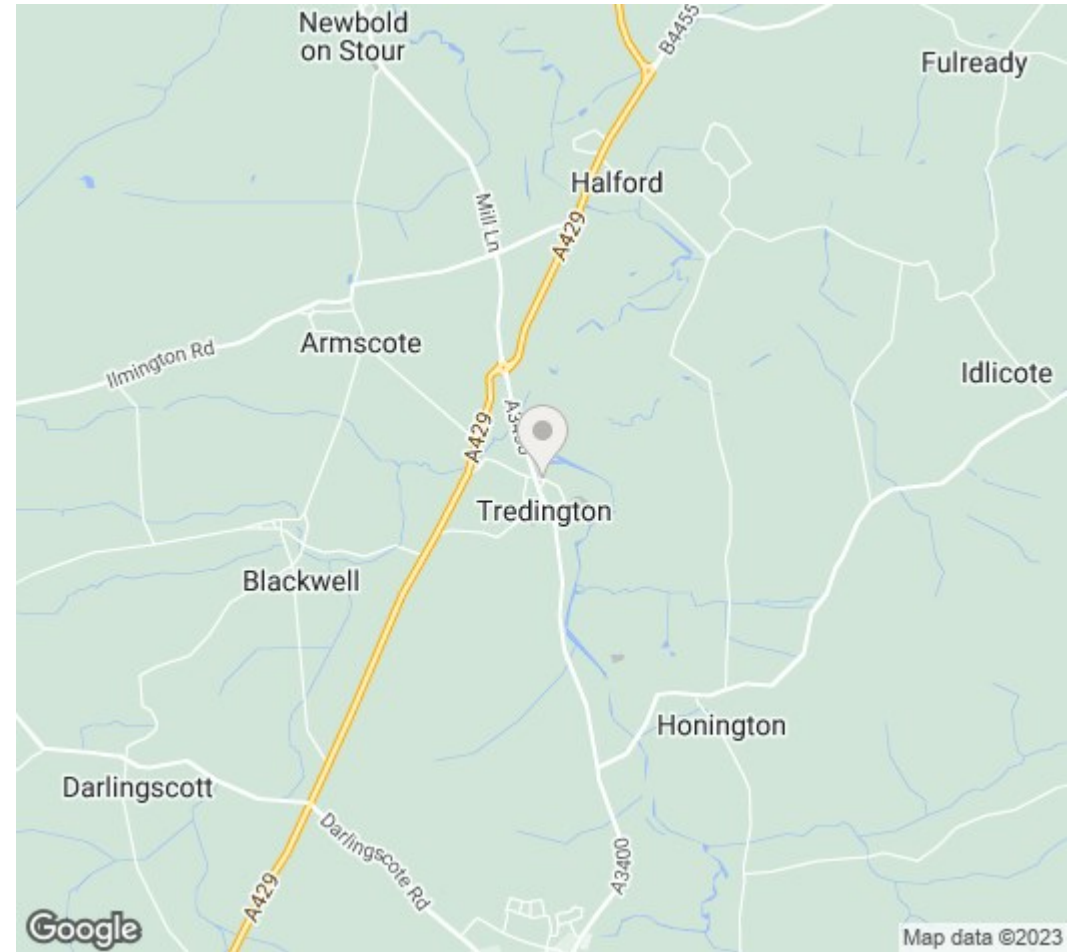


Tredington, CV36 4NJ

Total Approx. Floor Area 405.0 Sq.M. (4359 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.





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serving South Warwickshire & North Cotswolds

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