



VAUGHANREYNOLDS
ESTATE AGENTS

Orchard Cottage
Tredington, CV36 4NJ



The Property

Prominently set in the heart of Tredington, a delightful village on the Warwickshire and Cotswold borders. Orchard Cottage was constructed in the 1930's, and was designed to nestle into the establish setting near to the village church. Having been thoughtfully extended, increasing the space and versatility available, the property now requires a course of remodelling to maximise its potential. Occupying gardens extending to approximately 0.4 acres, this detached home requires viewing to be fully appreciated and in brief, the accommodation comprises;

Entering, you are greeted by an inviting dining hall, with flagstone flooring and stairs leading off with under storage. This links through to the kitchen, which is equipped with a bank of storage, space for white goods and a breakfast table and chairs. An inner door then leads through to a useful covered lean too.

There are two further generous reception rooms, including a pleasant sitting room with dual aspect windows and a feature stone fireplace. The other serves as a multi-purpose space and has a second staircase to the upper floor, where there are four bedrooms, one en-suite and the principal bathroom. Access to the loft is provided by bedroom four.







Externally, there are various brick-built stores attached the garage, which provides secure tandem storage for vehicles. The gardens are impressive, extend to approximately 0.4 acre in all and provide a delightful leafy backdrop. An expanse of lawn is enclosed by mature trees and a mature orchard occupies the far eastern boundary. A walled fore garden provides a degree of privacy to front and sits adjacent to the garage.

The Location

Tredington is situated on the A3400 some two and a half miles north of Shipston-on-Stour. The village has parish church, an infant school and a junior school available in the nearby village of Newbold-on-Stour. Senior schooling is available in Stratford upon Avon, Shipston-on-Stour and Chipping Campden. There is also a popular public house, The Lion. The village is within five miles of the Northern Cotswold escarpment and surrounded by undulating Warwickshire countryside. Shipston-on-Stour offers many and varied facilities and amenities including library, churches, community hospital, medical centre, recreational facilities and good local shopping.





3



4



2



0.40 acre(s)

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

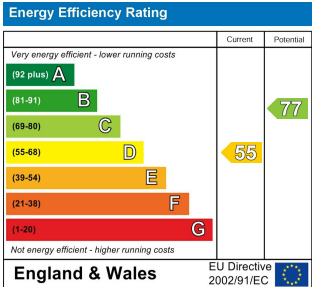
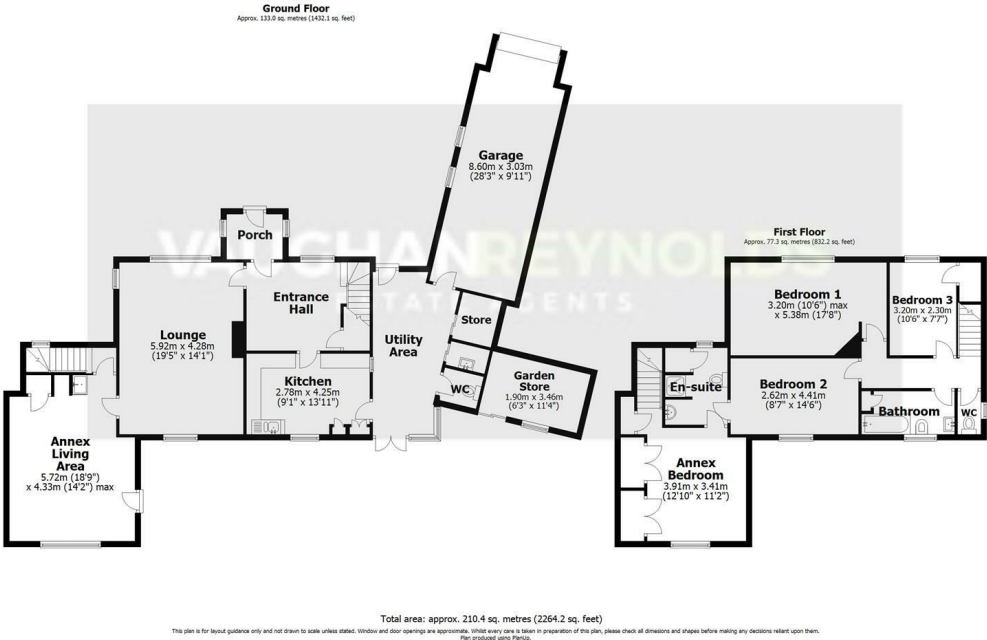
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band G

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