



**VAUGHANREYNOLDS**  
ESTATE AGENTS

The Rocks, Armscote Road  
Tredington, CV36 4NP



## The Property

Located in an established setting near the heart of Tredington, a desirable village located on the Warwickshire and Cotswolds borders, this sizeable, detached family home is set back from the road beyond a generous frontage and provides a wealth of versatile living space throughout. Viewing is recommended to fully appreciate the scale of accommodation on offer, which is being offered with no upward chain. In brief, this comprises.

An inviting reception hall has a cloaks cupboard, stairs rising to the upper floor and panel doors off and access to a guest WC.. The sitting room is a generous space filled with natural light through dual aspect windows, has a feature inset fire and spotlights throughout.

There is a separate dining room with direct access to the garden and a good size breakfast kitchen, which is equipped with an extensive range of storage, integrated appliances, and square edged granite worksurfaces throughout. This further links to a useful utility room, with connecting door to the attached single garage.

To the first floor, a central landing provides access to each of the four bedrooms and the family bathroom. The main bedroom boasts a bank of fitted wardrobes and a well-appointed en-suite shower room.







Externally, there is a mature garden to rear, laid mainly to lawn with an array of mature flowering shrubs, trees and plants throughout, which can be enjoyed from two seating areas with a linked gravel pathway. To the front, a generous block paved drive provides ample parking beyond secure gates, also leading to the attached single garage, which has an electrically operated door to front.

### 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.





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# 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 F

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

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