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THE MILL HOUSE, TREDINGTON, NR SHIPSTON ON STOUR

**THE MILL HOUSE
MILL LANE
TREDINGTON
NR SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4NQ**

Situated approximately 2 miles from Shipston on Stour, 11 miles from Stratford upon Avon, 13 miles from Warwick (M40 Junction 15), 17 miles from Banbury (M40 Junction 11) and 32 miles from Oxford.

AN ELEGANT AND WONDERFULLY PRESENTED EARLY 19TH CENTURY LISTED GEORGIAN MILL HOUSE OVERLOOKING AN ATTRACTIVE LANDSCAPED GARDEN ADJOINING THE MILL RACE.

Entrance Hall, Dining Room/Study, Kitchen/Breakfast Room, Cloakroom, Utility Room, Landing, Drawing Room, Butler's Pantry, Sitting Room, Landing, Four Double Bedrooms, Two Bathrooms. Gas-Fired Heating. Attractive Enclosed Landscaped Garden adjoining the Mill Race. Timber Garden Shed.
Viewing through:

Seccombes Estate Agents, Shipston on Stour

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Tredington is an attractive village set in the undulating South Warwickshire countryside about two miles north of the popular former market town of Shipston on Stour and close to the North Cotswolds.

Within Tredington there is a Parish Church, primary school and village inn. Shipston on Stour offers more comprehensive daily shopping, recreational and schooling facilities.

The area is served by a network of main roads, including the A3400 passing through the village, with the A429 (Fosse Way) being close by giving good access to the local centres of Stratford upon Avon, Banbury, Warwick and Oxford.

The Mill House is an elegant and wonderfully presented Grade II Georgian Mill House understood to date from the early nineteenth century. The house benefits from Georgian architecture with well-presented, spacious and well-proportioned rooms.

In addition to the well-appointed kitchen/breakfast room and bathrooms, features include exposed beams and timbers, fine staircase window, fireplaces in the two principal living reception rooms, with sash windows and shutters, together with flagstone and ceramic tiled floors. There are also fine views over the garden to **The Mill Race** from the principal rooms.

A further important feature is the attractive south-west facing enclosed landscaped garden adjoining the Mill Race.

The accommodation which is arranged on four floors briefly comprises

LOWER GROUND FLOOR

Entrance Hall with stone tiled floor with **Cloakroom** off, with w.c, wash hand basin exposed beams.

Dining Room/Study with fine exposed beams and timbers, stone tiled floor and door to **Utility/Boiler Room** with Worcester gas-fired boiler for central heating and hot water, plumbing for washing machine, tiled floor.



Kitchen/Breakfast Room with glazed china sink with fitted cupboards under, fitted base units with wooden work surfaces over, recessed former fireplace incorporating a two-hob double-oven gas-fired Aga with display mantel shelf above, **store cupboard**, built-in dish washer and fridge, fine exposed beam and timbers, flagstone floor. Stairs rise to

UPPER GROUND FLOOR

Hallway door to garden.



Drawing Room (double aspect) with open fire with fine dressed stone surround and mantelshelf, sash window with shutters, exposed boarded timber floor. Door to **Butler's Pantry** with glazed china sink, with fitted cupboards under and beside and with granite work surfaces over, space for fridge with granite work surface above, granite windowsill.

Sitting Room double aspect with open fireplace incorporating Living Flame coal-effect gas fire, painted wrought iron surround and mantel shelf, sash window with shutters, built in double storage cupboard. Stairs rise to

FIRST FLOOR

Landing with part-stained glass window overlooking the garden.



Bedroom One double aspect with feature wrought iron fireplace, two built in wardrobes, fine views over the garden.

Bedroom Two with sash windows, feature wrought iron fireplace.

Bathroom with bath, walk in shower cubicle, wash hand basin, w.c, heated towel rail, ceramic tiled floor. Stairs rise to the

SECOND FLOOR

Landing with two built-in double shelved store cupboards with half glazed doors, and cupboard with insulated hot water cylinder, exposed beams, access to roof space.

Bedroom Three with exposed beams and fine views over the garden.

Bathroom Two with bath with shower unit and shower screen over, w.c, wash hand basin, heated towel rail, exposed beams.

Bedroom Four with exposed beams, fine views over the garden.

THE GARDEN

To the front the garden is walled with stone path to front door with low box hedge and gravelled areas to either side.

To the back and south-west facing is the attractive enclosed landscape garden adjoining to the Mill Race. Immediately adjoining the house is a split-level paved **Patio**, with clipped box hedging beside leads down to the principally lawned garden incorporating the attractive and well-stocked flower and shrub border with further clipped box hedging and a variety of ornamental trees including wild cherry, lilac, walnut and magnolia.

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

Right of Way The Mill House has the benefit of a pedestrian right of way across the adjoining property from the garden out to Mill Lane.

Council Tax This is payable to Stratford on Avon District Council. The property is listed in band **G**.

Fixtures and Fittings All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services Mains electricity, gas, water and drainage are connected to the property. Gas-fired boiler for central heating and hot water.

The property is Grade II listed and situated in the village conservation area.

Directions

Postcode CV36 4NQ

From the centre of Shipston on Stour, take the A3400 north for Tredington and Stratford upon Avon. On entering Tredington, take the first turning right down into the village. Just before the Church, turn right and continue down to the end of Mill Lane and The Mill House is situated on the right.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S3099/F005/23.03.2023




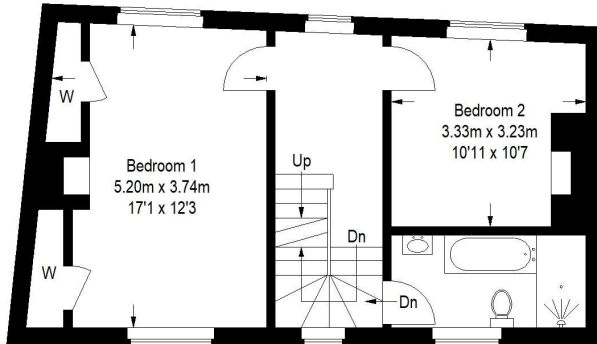
FLOOR PLANS

Mill House, Mill Lane, Tredington CV36 4NQ

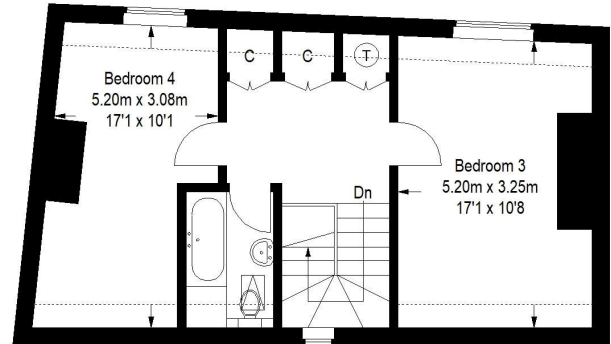
Approximate Gross Internal Area = 196.2 sq m / 2112 sq ft



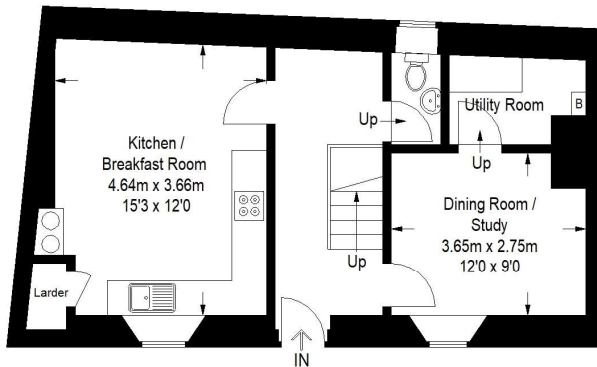
 = Reduced headroom below 1.5 m / 5'0"



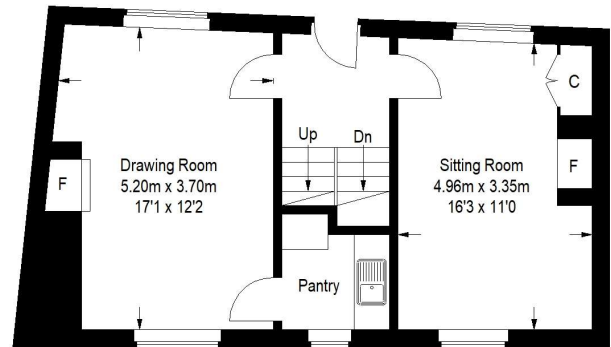
First Floor
47.2 sq m / 508 sq ft



Second Floor
49.8 sq m / 536 sq ft



Lower Ground Floor
49.3 sq m / 531 sq ft



Ground Floor
49.9 sq m / 537 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID949622)



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