



MANOR COTTAGE, TREDINGTON

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ESTATE AGENTS



**MANOR COTTAGE  
TREDINGTON  
SHIPSTON ON STOUR  
WARWICKSHIRE  
CV36 4NJ**

Situated approximately 1½ miles from Shipston on Stour, 10 miles from Stratford upon Avon, 13 miles from Warwick (M40 junction 15), 17 miles from Banbury (M40 junction 11) and 32 miles from Oxford.

**A CHARMING TWO BEDROOM DETACHED  
GRADE 11 LISTED THATCHED COTTAGE  
SITUATED IN A QUIET VILLAGE LOCATION  
WITH ENCLOSED LANDSCAPED GARDEN AND  
OFF ROAD PARKING.**

Living/Dining Room, Kitchen/Breakfast Room, Landing,  
Two Double Bedrooms, Bathroom, Gas-Fired Heating,  
Attractive Landscaped Garden, Off Road Parking.

Viewing through **Seccombes Estate Agents, Shipston on  
Stour.** T: 01608 663788 E: [shipston@seccombesea.co.uk](mailto:shipston@seccombesea.co.uk)  
[www.seccombesestateagents.co.uk](http://www.seccombesestateagents.co.uk)



Tredington is an attractive village set in the undulating South Warwickshire countryside about two miles north of Shipston on Stour. Within the village there is a Parish Church, primary school and village Inn.

The area is served by a network of main roads, including the A3400 which passes through the village, with the A429 (Fosse Way) about a mile to the north giving access to the larger centers of Oxford, Banbury, Cheltenham, Stratford upon Avon, Warwick and Leamington Spa.

There are main line train services from Moreton in Marsh and Banbury south to Oxford and London respectively. There is a service from Banbury to London Marylebone in just under an hour.

**Manor Cottage** is a charming, grade 11 listed Cotswold stone thatched cottage situated in a quiet location in the village and is believed to date back to the seventeenth century. The property has been sympathetically renovated to provide a mix of modern living mixed with period charm.

There are a wealth of period features including a fine inglenook fireplace (sealed), with leaded light windows and stone mullion windows between the living room and kitchen, and window seats and exposed beams.

The cottage is spacious, well proportioned and beautifully presented. The kitchen has been renovated and extended to incorporate a breakfast bar and overlooks the attractive





enclosed landscaped garden to the rear. The well-appointed bathroom has a separate shower unit and freestanding copper bath.

The accommodation comprises:

**Living/Dining Room** double aspect with a fine inglenook fireplace (sealed), beside is a recessed alcove incorporating bread oven feature and shelving below, leaded light windows and window seats, part exposed stone wall, stone mullion windows, exposed beams and new cast iron radiators throughout.

**Kitchen/Breakfast Room** is well appointed with countertop sink and three in one instant boiling water tap, with fitted base and wall units, integral Neff fridge/freezer and dishwasher, tumble dryer and Bosch washing machine, Neff double oven and integrated plate warmer, induction four hob/griddle hob with combined vapour extraction, breakfast bar and underfloor heating. A stable door leads out to the terrace and part walled garden.

Stairs rise to first floor **Landing**

**Bedroom One** with triple fitted wardrobes and over stairs cupboard overlooking the enclosed garden to the back.

**Bedroom Two** with leaded light window, window seat and triple fitted wardrobes.



**Bathroom** with freestanding copper bath, separate shower unit, countertop wash hand basin with dual tap and in-built cupboard. Oak engineered flooring.

#### OUTSIDE

To the front is an enclosed gravelled parking area for two/three cars surrounded by shrub and flower borders. To the back is a charming enclosed landscaped garden with terrace area and steps leading up to a lawned area with well stocked mature shrubs and flower beds about 47'0"/14.32m deep x 19'0"/5.79m wide.

#### GENERAL INFORMATION

##### Tenure

The property is offered freehold with vacant possession.

##### Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band E.

##### 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.

##### Energy Performance Certificate

Current: D (61) Potential: C (76)

##### Directions

From Shipston on Stour take the A3400 north for Stratford upon Avon. After about two miles on entering the village of Tredington, take the first turning right. Continue straight ahead leaving the church on the right and around a sharp left-hand bend. The entrance to Manor Cottage is to the right and just to the left of the entrance to Slade House.

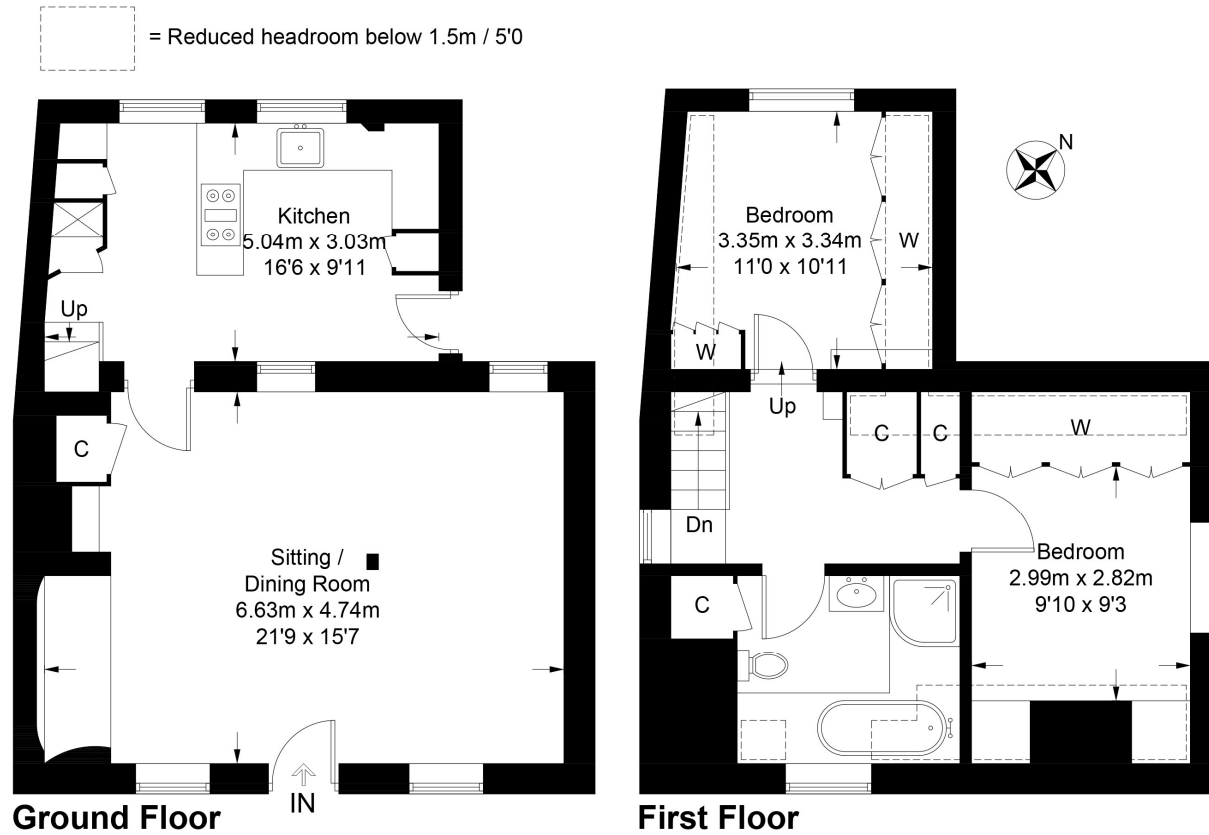
##### Postcode CV36 4NJ

##### 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/S3188/F005/08.07.2024

# FLOOR PLANS



Approximate Gross Internal Area = 92.4 sq m / 994 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1101499)



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