



THE TALL HOUSE, MILL LANE, TREDINGTON, WARWICKSHIRE

SECCOMBES

ESTATE AGENTS

**THE TALL HOUSE
MILL LANE
TREDINGTON
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 PERIOD VILLAGE HOUSE
QUIETLY LOCATED, CLOSE TO THE NORTH
COTSWOLDS**

Dining Hall/Study, Kitchen/Breakfast Room, Sitting Room, Three Double Bedrooms, Bathroom, Ensuite Shower Room. Gas-Fired Heating, Attractive Enclosed Garden.

**Viewing through
Seccombes Estate Agents, Shipston on Stour
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www.seccombesestateagents.co.uk**



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 Tall House is an elegant property understood to date from the mid-1700s and is situated in a quiet location past the Church down Mill Lane, adjoining the Mill House.

The property has recently been renovated and modernised, offering charm, yet retaining the character and original features, with well-appointed kitchen and bathrooms. The accommodation is arranged over four and a half floors.

Outside to the back is an enclosed south and west-facing garden offering privacy.

From Mill Street a stable door leads into the **Dining Hall/Study** with double glazed French doors leading out and up to the



garden, exposed beams and timbers with stairs leading down to the

Kitchen/Breakfast Room well-appointed with glazed china sink, fitted base units with granite work surface over, fitted wall units, Britannia double oven range cooker with four-ring gas hob over and extractor hood above, exposed beams, tiled floor, bay window with shutter.

From the dining hall stairs rise up to the **Sitting Room** with open fireplace with brick surround and chimney breast with stone mantelshelf and hearth, exposed beams and timbers (with a restricted ceiling height of about 5'9"/1.75m to the underside of the beams) leaded-light bow window, bi-fold door leads out onto the stone terrace.

Inner Lobby off which is Bedroom 3 with built-in double store cupboard and adjoining bathroom with bath with shower and shower screen over, w.c., wash hand basin with built-in cupboard under, heated towel rail, shelved **boiler/airing cupboard** with Weissmann gas-fired boiler and hot water cylinder.

From the sitting room stairs rise to the first floor **Landing**

Bedroom One with wrought iron fireplace, exposed beam, built-in wardrobes, door to **Ensuite Shower Room** with shower

cubicle, w.c., wash hand basin, heated towel rail, built-in double store cupboard.

From the first floor landing, stairs rise up into **Bedroom 2** with exposed painted beams, eaves storage cupboards.

Outside and approached from either dining hall/study or sitting room is the **attractive enclosed garden**, south and west facing, with a depth of about 100'/30.50m. Immediately adjoining the house is a split-level stone terrace with a central lawned area and well-stock flower and shrub borders to the side. A stone path leads down to a secondary stone paved area with **two timber garden stores**.

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. Weissmann gas-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 56 (D) Potential: 78 (C)

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 Tall House is situated on the right.

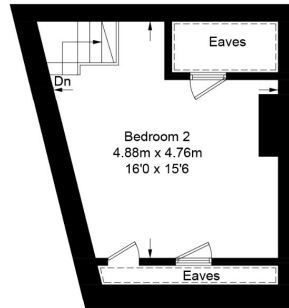
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IMPORTANT NOTICE

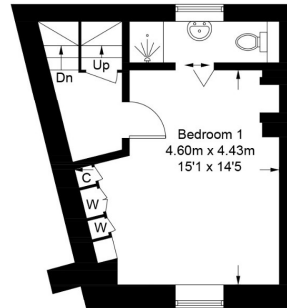
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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.

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FLOOR PLANS

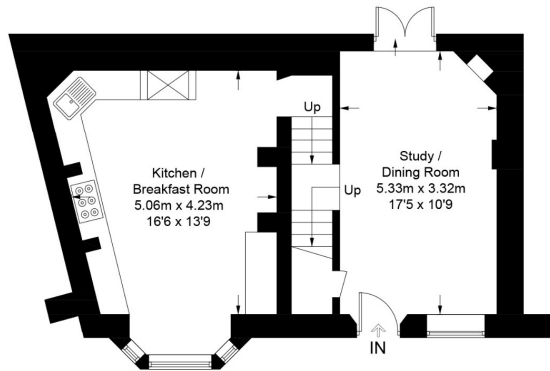


Third Floor

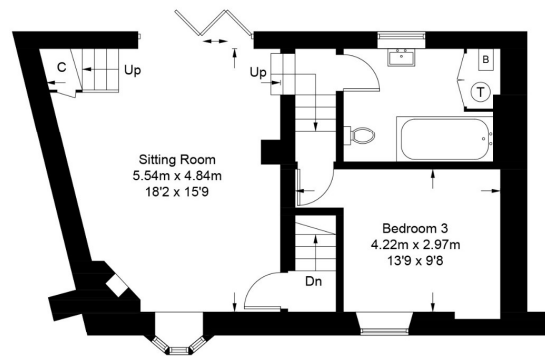


Second Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Approximate Gross Internal Area = 141.0 sq m / 1518 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1183563)

"DoubleClick Insert Picture"



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