



CHARITY SCHOOL COTTAGE, TREDINGTON

SECCOMBES
ESTATE AGENTS

**CHARITY SCHOOL COTTAGE
TREDINGTON
NR 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 GRADE II LISTED
STONE VILLAGE COTTAGE OFFERING AN
OUTSTANDING INVESTMENT OPPORTUNITY.**

Entrance Porch, Sitting Room, Dining Room, Kitchen, Utility Boiler Room, Landing, Two Bedrooms, Bathroom. Gas-Fired Heating. Attractive Landscaped Garden incorporating a Hot Tub.

SUCCESSFUL SELF CATERING BnB PROPERTY

Viewing through Secombes Estate Agents, Shipston on Stour
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Tredington is an attractive village set in the South Warwickshire countryside about two miles north of Shipston on Stour. Within the village there is a Parish Church and primary school. The village is situated close to the North Cotswold's.

Shipston on Stour offers daily shopping, recreational and schooling facilities with a more comprehensive range being available in Stratford upon Avon and Banbury.

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.

Charity School Cottage is a charming Grade II listed two bedroom end terrace stone cottage quietly located in the old part of the village offering well-presented and well-proportioned accommodation..

In addition Charity School Cottage offers an outstanding investment opportunity. The current vendors run a successful Self catering BnB letting business from the property.

The property has been renovated and modernised to a high standard with features including exposed beams and timbers, window seats and flag stone floors, together with an oak-boarded floor and woodburner in the sitting room.



Outside is an attractive enclosed south facing walled garden incorporating a small raised patio, lawned area across which is a **hot tub**.

In addition, situated off the porch is a useful **utility boiler room**. The accommodation briefly comprises

Enclosed Porch with exposed pine door into

Living Room with fireplace with brick surround and chimney breast and stone hearth incorporating wood burning stove, exposed beam and timbers, exposed oak-boarded floor, window seat. Exposed pine door and step down into

Dining Room with exposed timbers, flag stone floor, window seat, fireplace with brick surround and chimney breast.

Kitchen with Stoves cooker incorporating seven-ring gas hob and four electric ovens, granite work surfaces with fitted base units under, fitted store cupboard and larder cupboard, stainless steel sink unit and drainer incorporating instant hot water tap.

Utility/Boiler Room incorporating a feature fireplace, Glo-worm gas-fired boiler for central heating and hot water, plumbing for washing machine.

From the **Sitting Room** exposed pine door and stairs rise to the **Landing** with exposed pine doors to



Bedroom One with double and single built in wardrobe leads exposed pine door leads through to

Bedroom Two.

Bathroom with bath with shower attachment, w.c., wash hand basin, heated towel rail, window seat.

GARDEN

The garden, which is enclosed by a brick walling is about 48'0"/14.63 m max deep x 27'0"/8.23m wide, is south-facing and situated to the front of Charity School Cottage. Situated a short distance from the cottage is a raised paved **patio**, beyond which the garden is principally lawned with stepping-stone path leading down to a **hot tub**. In addition, there are a number of ornamental trees and shrubs

SELF CATERING BnB BUSINESS

The vendors currently run a successful and profitable self catering bnb business from the property with a high occupancy level. For further information concerning the self catering bnb business, please contact the sole selling agents.

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 C.

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.

Directions

From Shipston on Stour take the A3400 north for Tredington and Stratford upon Avon. On entering Tredington, take the first turning right into the village. Continue past the Church on the right and proceed around the sharp left-hand bend. After about a further 75 yards, Charity School House is situated on the left.

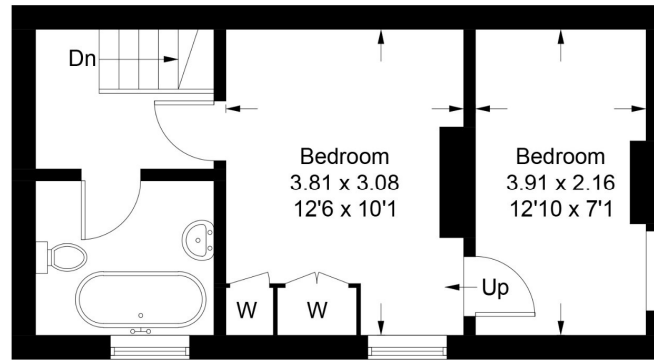
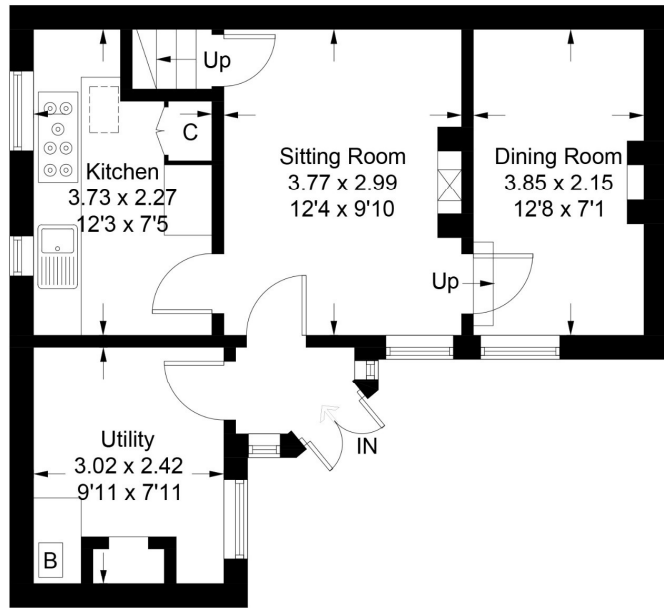
Postcode CV36 4NJ

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/S3087/F005/25.11.2022

FLOOR PLANS



Approximate Gross Internal Area = 68.8 sq m / 740 sq ft
Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID918366)



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