



REDDIVALEN, TREDINGTON, SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

**REDDIVALEN
COTSWOLD CLOSE
TREDINGTON
NR SHIPSTON ON STOUR
CV36 4NR**

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 SPACIOUS FOUR DOUBLE BEDROOM DETACHED FAMILY HOUSE IN NEED OF SOME UPDATING AND MODERNISATION SET IN AN ATTRACTIVE GARDEN WITH OFF ROAD PARKING AND SINGLE GARAGE

Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Pantry, Landing, Four Double Bedrooms, Study/Bedroom Five, En Suite Shower Room, Family Bathroom. Gas-Fired Heating. Double Glazing. Attractive Garden. Off-Road Parking. Single Garage.

Viewing through:

Seccombes Estate Agents, Shipston on Stour

T: 01608 663788 E: shipston@seccombesea.co.uk

www.seccombesestateagents.co.uk



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.

Reddivalen is a detached family house offering spacious and well-proportioned accommodation and is understood to date from the mid-1960s with later additions.

The property, which is in need of some updating and modernisation, offers a great opportunity to create a wonderful family home situated in a popular village.

In addition to the two principal reception rooms on the ground floor there are four double bedrooms and a study/fifth bedroom on the first floor, together with two bathrooms (one ensuite).

Outside the house is situated in attractive gardens with good off-road parking and a single garage. The accommodation briefly comprises



Entrance Hall with stairs to first floor. Door to **Cloakroom**. Glazed double doors lead into

Sitting Room with open fireplace with stone hearth and stone tiled canopy with exposed beam over.

Dining Room which leads through to the **Kitchen/Breakfast Room** with circular stainless steel sink unit and drainer, fitted base units incorporation plumbing for washing machine and dishwasher, fitted wall units, stone tiled floor, half glazed door to garden. Archway to **Pantry** with fitted base units with shelving over, fitted wall units, stone tiled floor.

Landing with access to roof space, shelved **walk-in airing cupboard** with insulated hot water cylinder.

Bedroom One with walk in wardrobes, door to **Ensuite Shower Room** with shower cubicle, w.c., wash hand basin with fitted cupboards under, heated towel rail.

Bedroom Two with built-in double wardrobe.

Two further Double Bedrooms

Family bathroom, part tiled with bath with shower and shower screen over, w.c., hand basin, heated towel rail.

Study/Bedroom Five with built in shelving.



Single Garage incorporated within the structure of the property with power and light connected, fitted work bench, Worcester gas-fired boiler for central heating and hot water, half glazed side personnel door.

Immediately to the front of Reddivallen is a gravelled driveway which leads around to the kitchen side door offering good off-road parking.

The attractive **Gardens** form an important part of the property and are situated principally at either end of the house, are mainly enclosed and incorporate lawned areas with well-stocked flower and shrub borders, together with a variety of ornamental and fruit trees including Silver Birch and apple trees.

From the kitchen side door, the pathway leads around to a south facing paved **Patio** with a gravelled path continuing on around the house.

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 F.



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

Energy Performance Certificate

Current: 56 (D) Potential: 75 (C)

Directions

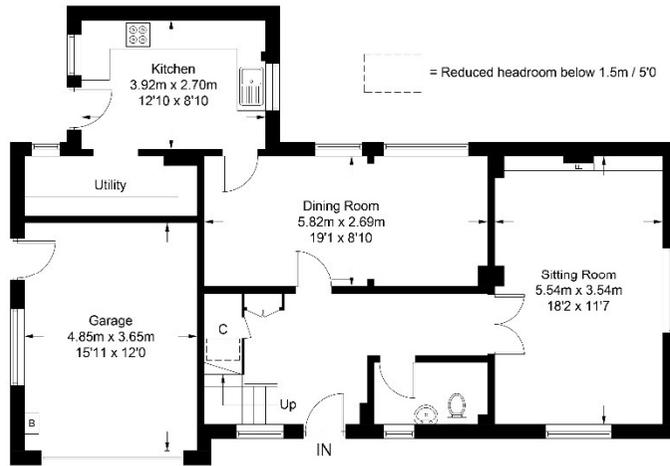
From Shipston on Stour take the A3400 north for Tredington and Stratford upon Avon. Proceed into the village of Tredington taking the first turning left after The White Lion Inn into Armscote Road. After about 200 yards turn right into Cotswold Close. Reddivallen is the first property on the right.

Postcode CV36 4NT

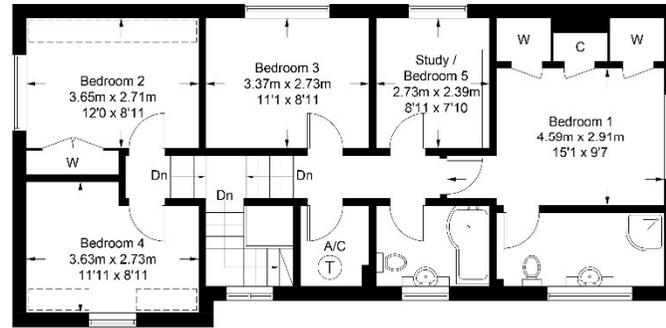
IMPORTANT NOTICE

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/S3168 /F005/17.04.2024



Ground Floor (Including Garage)
89.9 sq m / 968 sq ft



First Floor
78.3 sq m / 843 sq ft

Approximate Gross Internal Area = 168.2 sq m / 1811 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1070237)



T: 01608 663788

10 Market Place, Shipston on Stour,
Warwickshire CV36 4AG
shipston@seccombesea.co.uk

SECCOMBES

ESTATE AGENTS

www.seccombesestateagents.co.uk