



POOL COTTAGE, MILL LANE, TREDINGTON, WARWICKSHIRE

SECCOMBES

ESTATE AGENTS

**POOL COTTAGE
MILL LANE
TREDINGTON
CV36 4NQ**

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 WONDERFUL PERIOD VILLAGE HOUSE QUIETLY LOCATED SET IN ATTRACTIVE GARDENS OVERLOOKING THE MILL POOL AND WITH RIVER FRONTAGE.

Entrance Hall, Sitting Room with Conservatory/Reading Room Off, Dining Room, Kitchen/Breakfast Room with Utility Cupboard Off, Cloakroom, Landing, Four Bedrooms, Family Bathroom, Shower Room. Gas-Fired Central Heating, Double Glazing. Attractive Landscaped Gardens. Double Garage with Workshop/Garden Store adjoining. Two Parking Spaces.

**Viewing through
Secombes 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 Shipston on Stour. Within the village there is a Parish Church, primary school and popular village Inn.

Pool Cottage is a wonderful period village house quietly located at the end of Mill Lane overlooking the Mill Pool set in attractive landscaped gardens with frontage to the River Stour. It is understood the property was originally three former cottages incorporating the bake house, adjoining the former mill which dates from the 17th Century.

The property offers well-presented, spacious and well-proportioned accommodation with one of the principal features being the covered veranda and terracing that

overlooks and leads down to the Mill Pool, a wildlife haven where otters, kingfishers, herons and dragonflies are seen.

Additional features within the house include a fine inglenook fireplace in the dining room with tiled canopy, exposed beams and timbers, together with a well-appointed kitchen and bathroom. In addition there are two staircases.

Situated a short distance from the house is a double garage with two parking spaces in front and a workshop/garden store adjoining. The accommodation briefly comprises:

Entrance Hall spacious with exposed beams and timbers, stairs to first floor. **Cloakroom.**



Sitting Room overlooking the Mill Pool and gardens beyond, with fireplace incorporating woodburning stove with dressed stone surround, exposed beams and timbers, part exposed stone walling, door to **Conservatory/Reading Room**.

The **Dining Room** with a fine inglenook fireplace with stone tiled canopy incorporating a wood burning stove, raised stone hearth, exposed beams and timbers, bay window and a door to the veranda.

Kitchen/Breakfast Room is well-appointed with a two hob, three oven, gas-fired Aga, double glazed china sink, granite work surfaces, plumbing for dishwasher and double French

doors to the veranda. Archway leads through to a side hall with the **Utility Cupboard** off incorporating the gas-fired boiler for central heating and hot water, space for an upright fridge/freezer, plumbing for washing machine, and space for microwave.

From the **Entrance Hall**, stairs rise to the first-floor **Landing** with built-in shelving.

Bedroom One overlooks the Mill Pool, has exposed timbers and built-in wardrobes.

Family Bathroom well appointed part-tiled, roll top bath with a shower attachment, WC, wash hand basin.



Bedroom Three with built-in wardrobe with mirrored doors, and fitted shelving.

Bedroom Two with exposed timbers and a built-in wardrobe.

A door leads through to **Bedroom Four** with built-in wardrobes and cupboards, access to roof space with loft ladder.

Back Landing with fitted shelving and second staircase leading down to kitchen. **Shower room** with shower cubicle, wash basin unit, WC, and shelves in the airing cupboard.

Outside and approached through double French doors from the kitchen/breakfast room, is the **covered veranda** with a terrazzo floor overlooking the Mill Pond, with steps leading down a stone terrace and pathway leading around the Mill Pool.

The Gardens, are an important feature and have been attractively landscaped incorporating a further stone-paved terrace with a pergola over, mill race with a footbridge leading to a further woodland garden area.

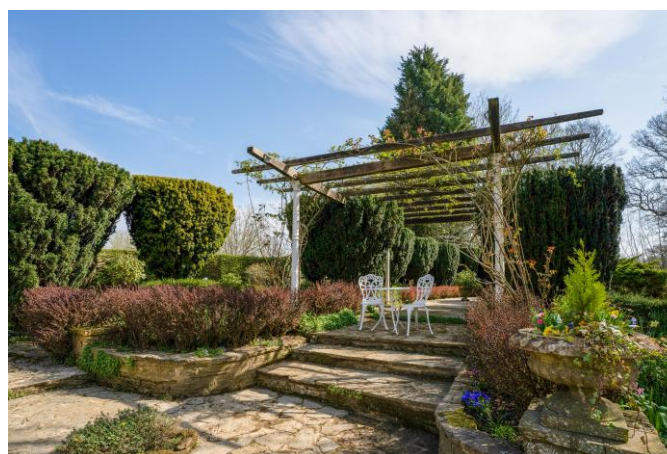
From the pergola, a stone-paved path continues down the garden to a further stone paved area and fronting onto the River Stour.

Within the garden are lawned areas surrounded by well-stocked flower and shrub borders, clipped yews, and a fine weeping willow.

From the side door, a further pathway leads around to a raised paved stone terrace overlooking the Mill Pool.

Workshop/Garden Store with power and light connected.

Adjoining is the **Double Garage** with an electric roller shutter door, power and light connected, rear access door to the garden. In addition, there are **Two Parking Spaces** at the front of the garage, and a covered bin store and woodstore.





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 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.

Energy Performance Certificate

Current: 60 (D) Potential: 79 (C)

Directions

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. Pool Cottage is situated straight ahead on the left.

Postcode CV36 4NQ

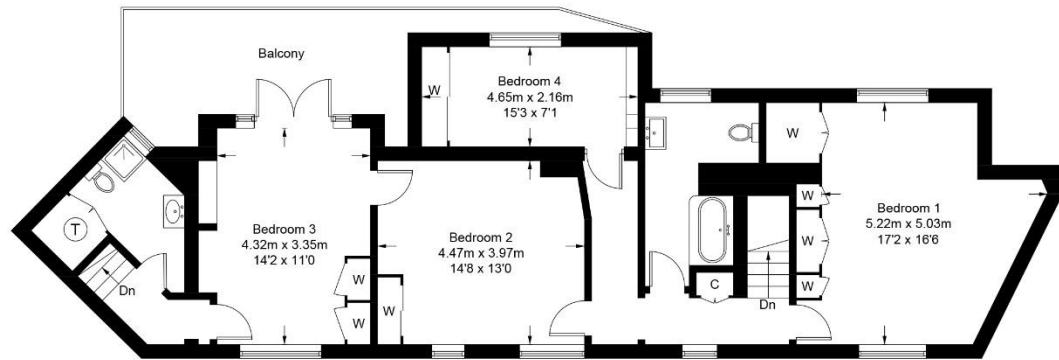
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IMPORTANT NOTICE

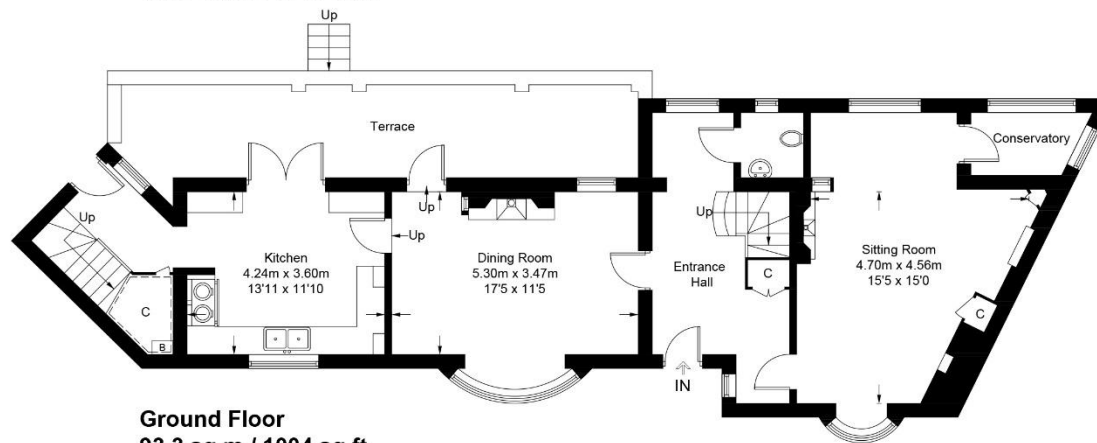
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have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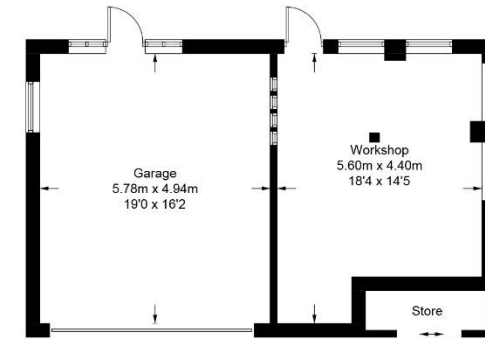
FLOOR PLANS



First Floor
100.6 sq m / 1083 sq ft



Ground Floor
93.3 sq m / 1004 sq ft



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 193.9 sq m / 2087 sq ft
 Garage / Workshop = 52.5 sq m / 565 sq ft
 Total = 246.4 sq m / 2652 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1187906)

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