



TREDINGTON

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**THE OLD MILL HOUSE
BACK LANE
TREDINGTON
WARWICKSHIRE
CV35 0DP**

1 ½ miles from Shipton on Stour
8 miles to Stratford-upon-Avon
8 miles to Moreton-in-Marsh

**A SUBSTANTIAL PERIOD PROPERTY
LOCATED ON THE OUTSKIRTS OF
THIS DESIRABLE VILLAGE, OFFERING
FOUR BEDROOMS, THREE
RECEPTION ROOMS, KITCHEN,
BREAKFAST ROOM, ENCLOSED
GARDENS & GARAGING**

- Entrance Porch
- Reception Hall
- Guest WC
- Kitchen Breakfast Room
- Sitting Room
- Dining Room
- Study
- Four Bedrooms
- Ensuite Shower room & Cloakroom
- Family Bathroom
- Gardens & Summer House
- Double Garage
- EPC Rating D



**VIEWING STRICTLY BY APPOINTMENT
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Tredington lies approximately 1 1/2 miles North of the well served market town of Shipston on Stour, which offers a wide range of shopping, healthcare and education facilities. Within Tredington village, the popular Lion Inn public house and restaurant is a short walk away. The village primary school, village hall and church are all within easy walking distance.

The surrounding countryside offers a wide range of outdoor pursuits including walking, cycling and riding. The neighbouring towns of Stratford-upon-Avon and Moreton in Marsh are both within easy driving distance of the village.

The Old Mill House is situated on the outskirts of the village and forms part of an original mill house close to the banks of the River Stour. The property offers bright and spacious accommodation, arranged over two floors and accessed via a shared courtyard to the front of the property. Considerable improvement in recent years by the current owners include decoration, flooring, kitchen, bathrooms, updated heating, sanitaryware and erection of a double garage in the courtyard to the front of the property.

Now offered to the market as a substantial, family size home, the property offers panelled reception hall, four double bedrooms, three generous reception rooms, an open plan kitchen breakfast room, an enclosed rear garden which has been landscaped with terraced flowerbeds, large patio and mature lawn and trees.

GROUND FLOOR

Entrance Porch double doors from the courtyard, with stained glass windows, quarry tile floor and door to **Reception Hall** range of built-in cupboards to one wall, glazed double doors to rear garden. **Guest WC** high-level WC, pedestal wash hand basin, obscured window and tiled floor. **Sitting Room** double aspect to front and rear including glazed door to garden. Stone fireplace with multi fuel stove. **Storeroom** quarry tile floor, window and shelving. **Study** walk-in bay window to front and fireplace with solid fuel stove. **Dining Room** outlook to the front of the property, ornamental stone fireplace, exposed beams to ceiling and built-in storage units with worktop, shelving and cupboard. **Kitchen Breakfast Room**

fitted with a range of matching units under granite worktops to three walls. Breakfast bar and worktop to centre of the room. Inset sink and drainer, integrated dishwasher and fridge freezer. Rangemaster cooker with matching extractor over. Outlook to the rear of the property.

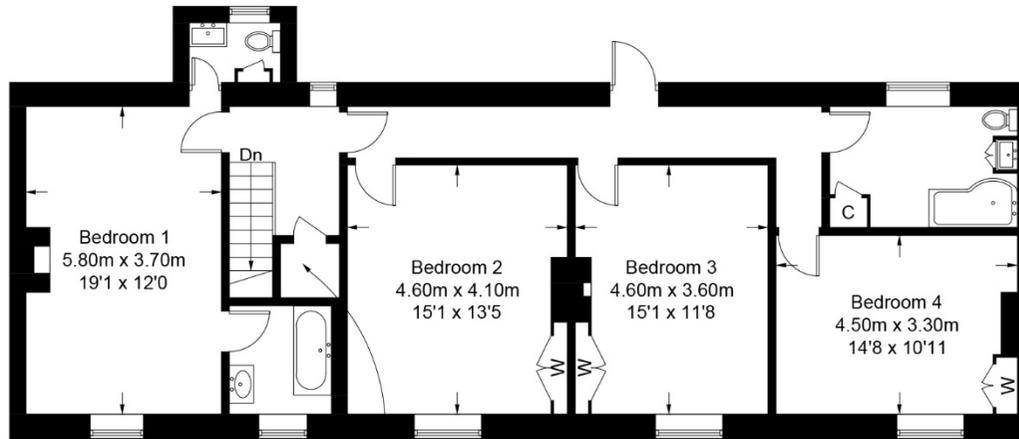
FIRST FLOOR

Landing windows to rear and access to loft space. **Utility Cupboard** with space and plumbing for washing machine and tumble dryer. **Bedroom One** outlook to the front and ornamental brick fireplace. **Ensuite Bathroom** double-ended bath with central mixer tap and shower over, wash hand basin set to vanity unit with storage under, window to front, extractor fan and towel radiator. **WC** with close coupled WC, pedestal wash hand basin, towel radiator, built-in storage and outlook to rear. **Bedroom Two** outlook to the front and built-in double wardrobe. **Bedroom Three** outlook to the front of the property and built-in double wardrobe. **Bedroom Four** outlook to the front of the property and built-in double wardrobe. **Bathroom** with L - shaped bath and shower over, close coupled WC, wash hand basin set to vanity unit with storage under, built-in linen cupboard, towel radiator and outlook to the rear of the property.

OUTSIDE

To the front of the property, a tarmac courtyard with parking leads to **Double Garage** with electric roller doors, light, power supply and storage to eaves space. Outside lighting power and water supply. To the side of the property, a pedestrian gate opens to rear garden. A split-level paved terrace adjoins the rear of the property. Outside lighting, power and water supply. Timber built **Summer House** with glazed doors and windows either side. Wood store. Greenhouse. An enclosed split-level garden, laid to lawn with mature trees and flower beds, leads away from the property with timber built garden sheds.

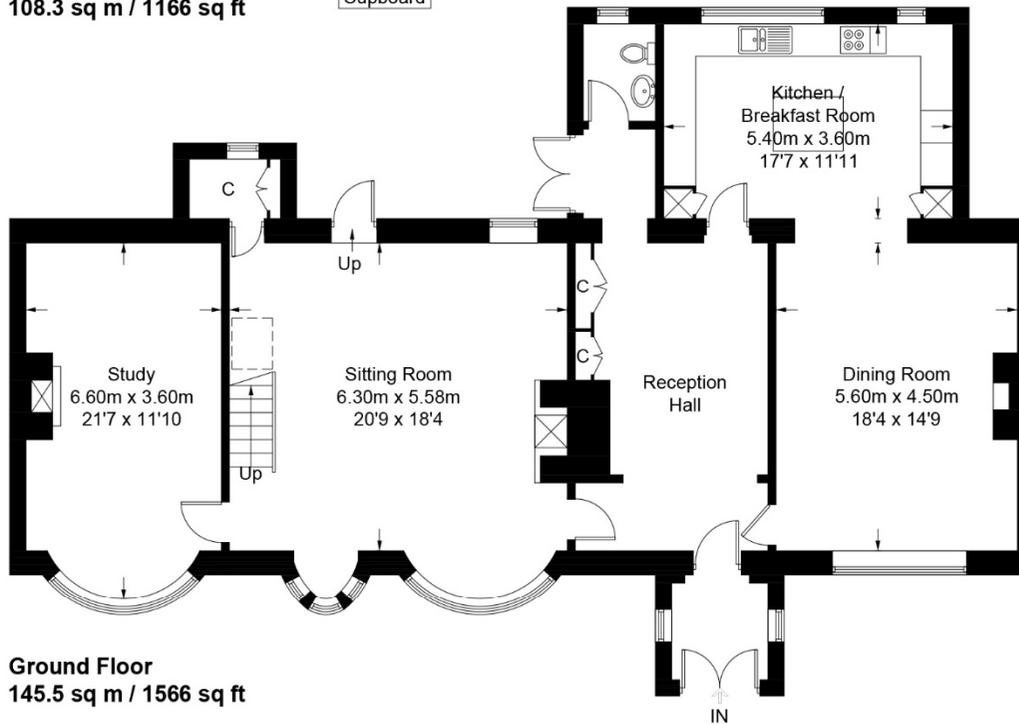




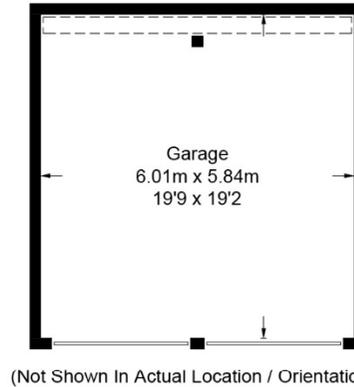
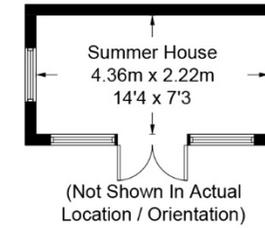
First Floor
108.3 sq m / 1166 sq ft

Utility
Cupboard

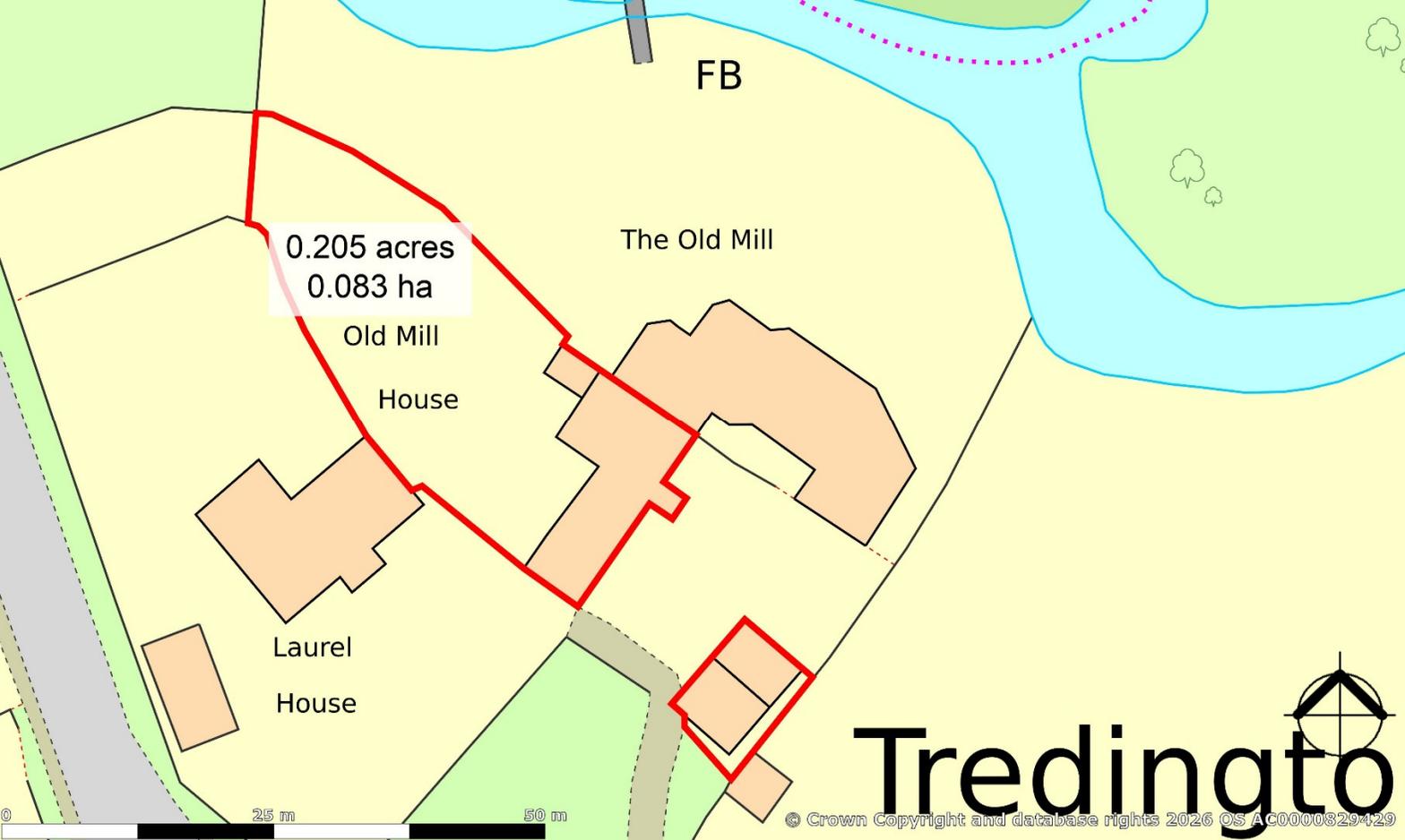
 = Reduced headroom below 1.5m / 5'0



Ground Floor
145.5 sq m / 1566 sq ft



Approximate Gross Internal Area = 253.8 sq m / 2732 sq ft
Garage / Summer House = 44.7 sq m / 481 sq ft
Total = 298.5 sq m / 3213 sq ft



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession. NB- The driveway to the front of the property and access to garages is shared with the neighbouring property.

Services

Mains water, drainage, gas and electricity are connected. Mains Gas fired central heating.

Ofcom Broadband availability: *Ultrafast*.

Ofcom outdoor Mobile coverage good - variable: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band G

Energy Performance Certificate

Current: 65 Potential: 79 Band: D

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Money Laundering Regulation & Proceeds of Crime Act

Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property.

Our office will outsource the initial checks to a partner supplier who will contact you once you have had an offer accepted on a property. The cost of these checks will be advised to you by the agent. These charges cover the cost of obtaining relevant data, checks and monitoring which might be required. This fee will need to be paid by purchaser/s in advance of issuing a memorandum of sale

Directions CV36 4NU

From the A3400 passing through the village, take the turning opposite Armscote Road, towards the village church and with the village green on the left. Take the next left and keep left where the gates to the property will be found at the end of the lane.

What3Words: [///freedom.months.wager](https://www.what3words.com/#!/freedom.months.wager)

CS-2318/13.03.2026

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, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.



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