



Manor Farm Road, Tredington

Guide Price **£325,000**



3 Manor Farm Road

Tredington, Shipston-On-Stour

A well presented two bedroom detached bungalow enjoying a desirable position in Tredington with attractive open countryside views to the rear and offered to the market with **no onward chain**. The property benefits from a south-west facing rear garden, driveway parking, garage and spacious accommodation throughout, making it an ideal home for those seeking single-level living in a peaceful setting.

The accommodation comprises a welcoming entrance hall, generous lounge/dining room featuring an electric fireplace, fitted kitchen with traditional wood cabinetry and tiled worktops, two double bedrooms both benefitting from built-in wardrobes, and a wet room. To the rear, a bright conservatory overlooks the beautifully maintained garden and provides an excellent additional reception space to enjoy the sunny south-west facing aspect throughout the day.

Externally, the property is approached via a driveway leading to the garage, with a well-kept front garden adding to the home's attractive kerb appeal. The rear garden is a particular feature, being thoughtfully landscaped, mature and south-west facing, ideal for relaxing or entertaining whilst enjoying the open outlook beyond.





Tredington, Shipston-On-Stour

Well presented two-bed detached bungalow in Tredington with countryside views, no chain, garage, driveway, conservatory, spacious rooms, built-in wardrobes, and a landscaped south-west facing garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

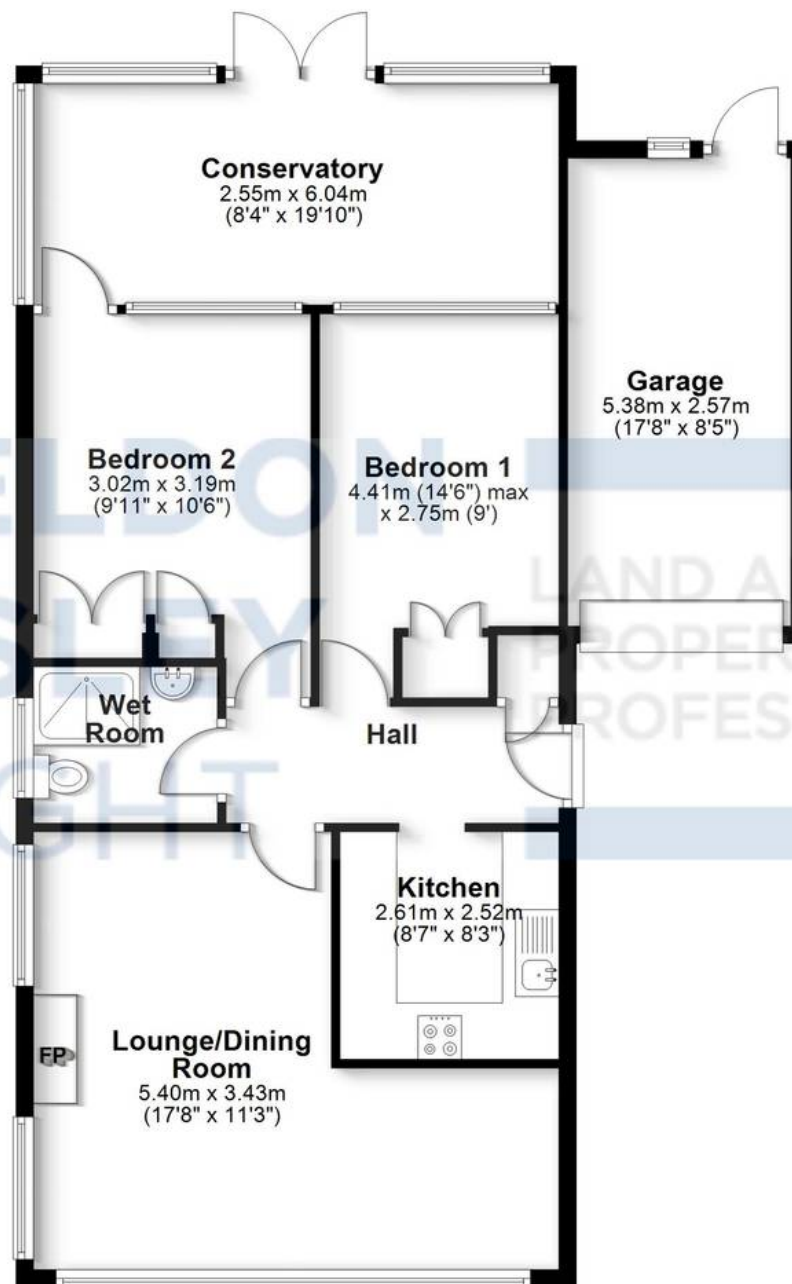
EPC Environmental Impact Rating:

- Tredington is a beautiful and sought-after village situated approximately 2 miles north from Shipston-on-Stour and 9 miles south-east from Stratford-upon-Avon. The village has a parish church (St Gregory's) with a tall spire which can be seen from miles around. There is also a thriving public house (The Lion), a village hall offering a variety of community activities and a primary school. Wider facilities can be found in the nearby towns of Shipston-on-Stour and Stratford-upon-Avon. Daylesford Organic, Kingham (14 miles), Blenheim Palace (23 miles), Broadway Tower (12 miles), Hidcote Manor (8 miles), Sezincote Garden and House (11 miles), Snowhill Manor (14 miles), Stratford-Upon-Avon's Royal Shakespeare Theatre (9 miles). Mainline Rail to Oxford/London in Moreton in Marsh (8 miles). Soho Farmhouse, Great Tew (18 miles). Chipping Norton (12 miles).



Ground Floor

Approx. 98.6 sq. metres (1061.6 sq. feet)



Total area: approx. 98.6 sq. metres (1061.6 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Shipston & Kinton

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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.