



FOR STARTERS



OFFERS IN EXCESS OF
£675,000

MAIN COURSE

Executive 4-Double Bedroom Detached Home on Exclusive Private Road

Located on an exclusive private road of just five executive homes, in the sought after village of Tredington, this beautifully maintained four double bedroom detached residence offers generous living space, privacy, and exceptional curb appeal. Occupying a large, private plot with immaculate gardens and a spacious gravelled driveway accommodating up to five vehicles, this property also benefits from a double garage and has been lovingly maintained by the original owner for approximately 28 years.

Upon entering the property, you are welcomed by a large and inviting hallway that sets the tone for the space and elegance throughout. The ground floor boasts three versatile reception rooms, offering flexible living options for modern family life or entertaining. The generous lounge overlooks the private rear garden, with French doors opening to the patio and a feature gas living flame fire creating a cosy focal point. Double doors connect the lounge to the hallway, enhancing flow and practicality for social occasions.

A separate study/home office provides a dedicated workspace, while an additional reception room, currently used as a formal dining room, offers potential as a snug, playroom, or further sitting area.

To the rear of the property, the spacious dining kitchen overlooks the garden and features a central island, ample workspace, and a range of integrated appliances including a double electric oven, gas hob, dishwasher, and freezer. The dining area comfortably accommodates a large table and benefits from French doors leading out to the patio. A separate utility room is located off the kitchen, offering space for two appliances and housing a large, practical storage cupboard.

Upstairs comprises four well-proportioned double bedrooms. The main bedroom enjoys two sets of built-in wardrobes and a generously sized en-suite shower room with a large walk-in shower. Bedroom two also benefits from its own en-suite shower room, while bedrooms three and four are served by the modern family bathroom, which features both a bath and a separate shower. Completing the upstairs layout is a large double-sized airing cupboard, ideal for linen storage and everyday family convenience.

Outside, the property sits on a particularly generous plot with a private, south-east facing



rear garden that is not overlooked. Laid mainly to lawn with well-stocked mature borders, the garden offers a secure environment, perfect for families or outdoor entertaining. A stoned seating area sits immediately outside the rear of the property, while a discreet area behind the garage provides an ideal space for a shed or additional storage. Gated access leads back to the front of the property, and a courtesy door provides entry to the double garage.

To the front, a substantial fore garden is laid mainly to lawn with attractive borders, complementing the large, gravelled driveway which comfortably accommodates up to five vehicles.

Tredington is a picturesque and well-connected village set in Warwickshire countryside, offering the perfect balance of rural charm and convenience. At the heart of the village is a welcoming local pub and a historic church, adding to Tredington's strong sense of community and character. Surrounded by open countryside, the village provides a peaceful setting offering an idyllic lifestyle for families, professionals, or anyone seeking a quieter pace without compromising on connectivity.

In summary, this executive home combines space, privacy, and flexibility in a rarely available setting. With a beautifully maintained interior, extensive outdoor space, and a highly desirable private road location, early viewing is highly recommended to appreciate all this superb property has to offer.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - G



EPC
Band - C



South East Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage



Heating System
Gas Central Heating -
Conventional



Newbold & Tredington
Primary

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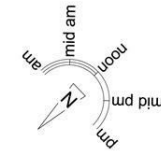




Floor 0 Building 1



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Approximate total area⁽¹⁾

2134 ft²

198.1 m²

Reduced headroom

9 ft²

0.9 m²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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