



A wonderful period village house in a popular village

Old Tythe Barn, Tredington, Shipston-on-Stour, Warwickshire, CV36 4NG

Guide £1,550,000 Freehold



Reception hall • drawing room • dining room
• family room • kitchen/breakfast room • cloakroom
• principal bedroom with en suite bathroom and two dressing rooms • four further bedrooms • family bathroom • one bedroom flat • double garage • gardens • parking.

Distances

Shipston-on-Stour 1.5 miles,
Stratford-upon-Avon 8 miles
Moreton-in-Marsh 8 miles
(trains to London Paddington
from 90 minutes), Chipping
Campden 8.5 miles, M40 (J12)
11 miles, Banbury 17 miles,
Birmingham International
Airport 30 miles (distances and
times are approximate).

Situation and Communications

Old Tythe Barn is situated in
the attractive and highly
regarded village of Tredington,
set on the northern fringe of
the Cotswold Hills in south
Warwickshire. The village, with
pub and primary school, is
skirted by the River Stour and
boasts many stone period
properties and a local
landmark; the Spire of St
Gregory's Church.

The local market town of
Shipston-on-Stour (noted by
the Sunday Times March 2016
as one of the best places to live
in the UK) is approximately 1.5
miles away to the south
providing an excellent selection
of independent shops including
butchers, deli, fishmonger,
greengrocer, supermarkets,
pubs, restaurants, boutique
hotel, vets, doctor's surgery,
cottage hospital, and
secondary school.

To the north is the large town
of Stratford-upon-Avon
providing more extensive
shopping and leisure facilities,
as well as being the region's

cultural centre and the home of
the Royal Shakespeare
Company.

South Warwickshire is
renowned for its excellent
selection of state, private and
grammar schools, including the
boys and girls grammar
schools in Stratford-upon-
Avon, Warwick schools, The
Croft School at Stratford-upon-
Avon, Bloxham and Sibford
Ferris Public Schools and
Kitebrook in Moreton-in-Marsh.
School buses run through the
village.

Connections are good with a
direct train service from
Moreton-in-Marsh to London
Paddington (from 87 minutes)
and Banbury to London
Marylebone (from 58 minutes).
M40 (J11) at Banbury (about 15
miles) for London and the
South or M40 (J12) Gaydon
(about 11 miles) for Birmingham
and the North. Regular buses
run through the village.
Tredington House benefits
from Superfast broadband.

Sporting and leisure
activities in the area include a
popular Pool & Gym, Rugby
Club and Sports Club in
Shipston; golf at Brailes,
Tadmorton and Chipping
Norton, racing at Stratford-
upon-Avon, Warwick and
Cheltenham, as well as easy
access to world class theatre at
Stratford-upon-Avon with an
additional fringe theatre at
Chipping Norton.





Old Tythe Barn

Old Tythe Barn is a wonderful period village home in a very peaceful and attractive corner of a popular village with a view towards the church. The property benefits from versatile secondary accommodation, lovely gardens and extensive garaging and will appeal to many buyers. There are wonderful period features throughout including flagstone floors, inglenook fireplaces, ceiling and wall timbers and oak paneled doors with thumb latch handles.

You enter Old Tythe Barn via a welcoming reception hall with flagstone floor and handsome staircase with carved newel posts. There is a well-proportioned drawing room with inglenook fireplace and view across the garden and a formal dining room which looks towards the church. To the rear of the property is a generous family room with expansive windows, with window seats, allowing light to flood in. The kitchen is fitted with a range of traditional wall and base units. Completing the ground floor is a cloakroom.

On the first floor is a superb principal bedroom with access to an en suite bathroom and two dressing rooms. This bedroom can be reached via the main staircase and a secondary staircase leading

from the family bedroom. There are four further bedrooms and a family bathroom.

There is a detached double garage with a flat above comprising an open plan living room/kitchen, bedroom, bathroom and utility and cloakroom on the ground floor. A wonderful feature of the flat is the vaulted ceiling in the living room/kitchen with magnificent exposed trusses.

The principal garden lies to the rear and is laid to lawn with mature hedging and specimen trees. Steps from the lawn lead down to an extensive paved terrace which is the perfect place for alfresco dining. Attached to the wall of the family room is a loggia.

The property is coming to the market for the first time in over 20 years and offers the opportunity for sympathetic and thoughtful modernisation.





General Information

Local Authority

Stratford on Avon District Council. Telephone 01789 267575. Council Tax Band H.

Tenure

Freehold.

Town and Country Planning

The property lies within the area administered by Stratford on Avon District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.
EPC rating=E

Directions CV36 4NG

From Shipston-on-Stour head north on the A4300. After about 3km turn right (ignore signpost to Newbold & Tredington on the left). Upon reaching the village take the first turn on the right and Old Tythe Barn will be found on the right next to the Church.

Viewing

Strictly by appointment with Savills.

Date of Information

Particulars prepared: November 2022. Photographs taken: October 2022.



Flat

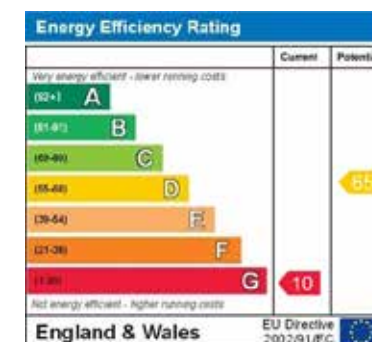


The Old Tythe Barn, Tredington

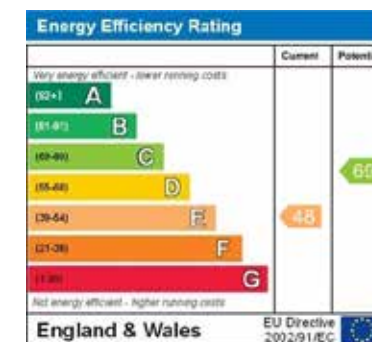
Main House Approx. Gross Internal Area:- 284 sq.m. 3057 sq.ft.
Outbuilding Approx. Gross Area:- 63 sq.m. 678 sq.ft.
First Floor Flat Approx. Gross Area:- 63 sq.m. 678 sq.ft.
Total Approx. Gross Area:- 350 sq.m. 4413 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
www.dmlphotography.co.uk



Flat



House

For identification only. Not to scale. © 221124DH

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