



The Willows, Shakesfield Close  
Tredington, Warwickshire



# The Willows, Shakesfield Close Tredington, Warwickshire

The Willows is situated in the highly regarded village of Tredington, on the northern fringe of the Cotswold Hills in south Warwickshire. The River Stour skirts the village, which features many stone period properties and a local landmark, the Spire of St Gregory's Church.

The local market town of Shipston-on-Stour is approximately two miles away to the south, providing an excellent selection of independent shops, including supermarkets, restaurants, hotels, doctor's surgery and a small hospital. To the north is the large town of Stratford-upon-Avon, providing more extensive shopping and leisure facilities and being the region's cultural centre and the home of the Royal Shakespeare Company.



**Tenure:** Freehold

**Local authority:** Stratford on Avon District Council

**Council tax band:** G

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.

For the commuter, there is easy access to the M40 (J12) and Banbury and Warwick Parkway for trains to London Marylebone and Moreton-in-Marsh for trains to London Paddington. Racing is at Warwick, Stratford-upon-Avon and Cheltenham.

Shipston-on-Stour 2 miles, Stratford-upon-Avon 8 miles, M40 (J12) 11 miles, Chipping Campden 8.5 miles, Moreton-in-Marsh 8 miles (trains to London Paddington from 90 minutes), Birmingham International Airport 30 miles (distances and time approximate).



## The property

The Willows is a modern home in this delightful village on the Cotswold borders with a range of accommodation ideally suited to family living.

One enters the property via an entrance hall with stairs rising to the first floor and doors to the principal reception rooms. These include a delightful sitting room with a feature fireplace with a gas fire and double doors opening to the rear patio area. There is a sizeable dining room with doors to the rear gardens and a study with a large bay window overlooking the front with fitted shelving, ideal for home working. The well-appointed kitchen/breakfast room has integrated appliances, including a double oven, hob, fridge and freezer and room for a table and chairs. A useful utility and cloakroom complete the ground floor accommodation.

There are four double bedrooms on the first floor, all of a good size, and two of which have en suite shower rooms. A separate family bathroom caters for the remaining bedrooms.





A modern village home with spacious accommodation and an attractive garden.

## Gardens and grounds

To the front of the property is a large driveway providing parking for several cars and giving access to the double garage.

To the rear is an idyllic garden of a good size. There is a substantial patio area with an attractive water feature. The rest of the garden is tiered and easy to maintain, with a range of herbaceous and shrub borders. There is a sizeable laid-to lawn area leading to the stream.

## Services

Mains water, gas and electricity are connected to the property. Gas-fired central heating.

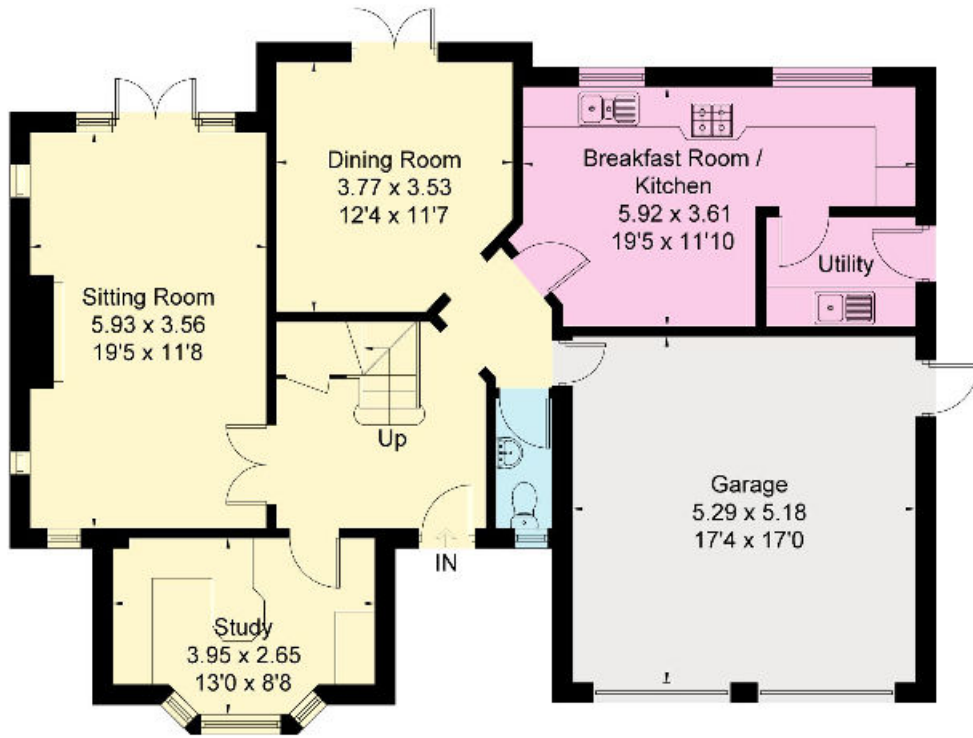
## Directions (CV36 4ND)

From Stratford-upon-Avon continue along the A3400 towards Oxford. Proceed through the villages of Alderminster and Newbold-on-Stour towards Shipston-on-Stour. Proceed over the roundabout with the A429 Fosse Way signposted Shipston-on-Stour and continue towards the village of Tredington. The entrance to Shakesfield Close will be on the right. Continue into the close, and the property will be located on the right, identified by a Knight Frank for sale board.

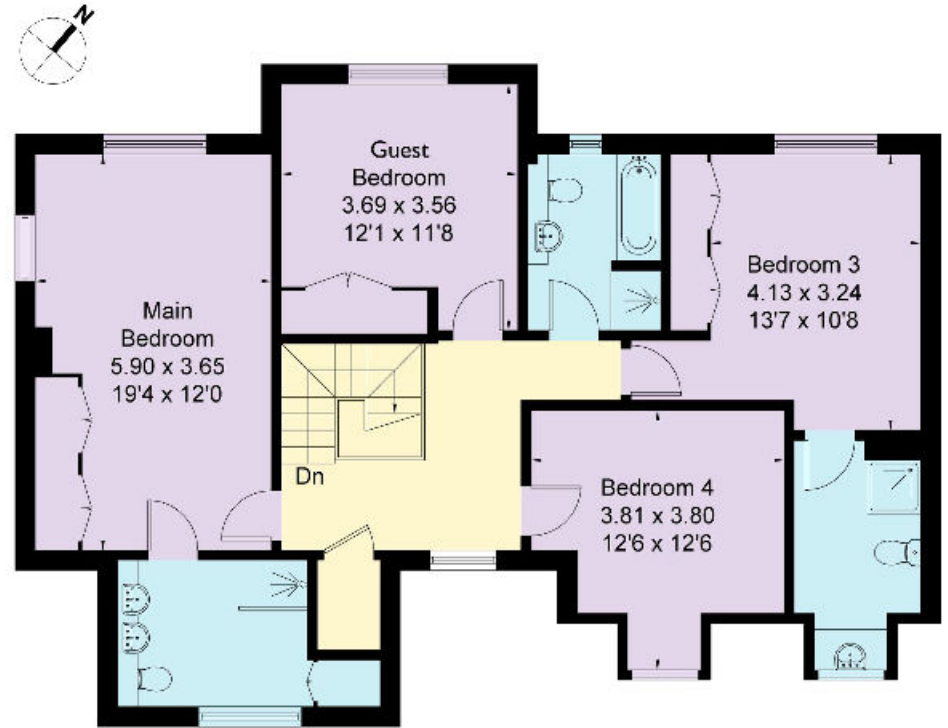
## Viewings

By prior appointment only with the agents.





Ground Floor



First Floor

**Approximate Gross Internal Floor Area  
208.4 sq m / 2,243 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated July 2023. Photographs and videos dated July 2023.  
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Date: 31 July 2023  
Our reference: STR130102

## The Willows, Tredington, Shakesfield Close, Shipston-on-stour, CV36 4ND

We have pleasure in enclosing details of the above property for which we are quoting a guide price of .

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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