



Tysoe Road, Kineton, CV35 0DY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Sheldon Bosley Knight are delighted to bring to the market this stunning three bedroom detached property dating back to 1651 which occupies an enviable rural position on the outskirts of the villages of both Kineton and Tysoe.

Converted in 2008, The Trap House is built of the local Hornton Stone and set within a small development of just five beautiful homes known as Hardwick Farm Barns. This lovely home is immaculately presented throughout.

The open plan Kitchen/Breakfast room has built in appliances and overlooks the garden. The Dining Room works beautifully as a space to entertain and the Living Room opens on to the courtyard and has a log burner for those cosy winter evenings.

To the front of the property there is a private walled garden having splendid views over open countryside towards Edge Hill and to the rear a private courtyard area for al-fresco dining.

The property is accessed along a gravelled driveway with ample off-road parking.

The accommodation comprises in brief: Kitchen/Breakfast Room, Utility Room, Guest Cloakroom, Dining Room, Living Room, Three Bedrooms, Family Bathroom and En-Suite. The carport has full planning permission to convert to further accommodation.

Nearby the village of Tysoe has a post office, shop, School, pre school and doctors surgery. Stratford Upon Avon is just under 13 miles away. Nearby schools include KES, The Croft and Warwick School. There are excellent transport and commuter links, M40 Gaydon, Banbury Train Station goes into Marylebone, London. Soho Farmhouse is a 30 minute drive away.

Kineton is a well-regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. There are a wide variety of local amenities in the village including a newly modernised High School and Primary School, a Playgroup, three Churches, two Doctors' Surgeries, a Hairdressers and Barbers as well as an Optician, Vets, Florist with Garage Themed Cafe, Post Office, small Supermarket





Key Features

- Wonderful Three Bedroom Barn Conversion
- Rural Location with Countryside Views Towards Edge Hill
- Full Planning Permission to convert the double garage into further accommodation
- Open Plan Kitchen/Breakfast Room
- Utility Room and Guest Cloakroom
- Separate Dining Room and Living Room with log burner
- Three good sized bedrooms with views
- Family Bathroom and En-Suite Shower Room
- Private Garden and Further Courtyard
- EPC Rating - Band D

**Offers Over
£700,000**

Living Room

22'9" x 13'3"

Breakfast Room

9'0" x 8'11"

Utility Room**Guest Cloakroom****Dining Room**

14'5" x 9'11"

Kitchen

15'5" x 11'6"

On the First Floor**Bedroom**

16'2" x 13'3"

With built in wardrobe

Family Bathroom**Bedroom**

15'5" x 11'6"

With built in wardrobe

En-Suite Shower Room**Bedroom**

With built in Wardrobe

General Information**Services**

Mains water, and electricity are connected to the property. LPG central heating There is a septic tank
Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase

Fixtures and Fittings

All items mentioned in these particulars and below are included in the sale price, all others are expressly excluded.

Council Tax

We understand that the property has been placed in band F with Stratford District Council.

Tenure

We understand that the property is for sale Freehold

Curtilage Listed

The Trap House is Curtilage Listed meaning the property is afforded the same protection and restrictions imposed upon the associated listed building.

Driveway

There is a communal fund to replace the gravel every few years.

Viewings

Viewings strictly by appointment with the Agents.



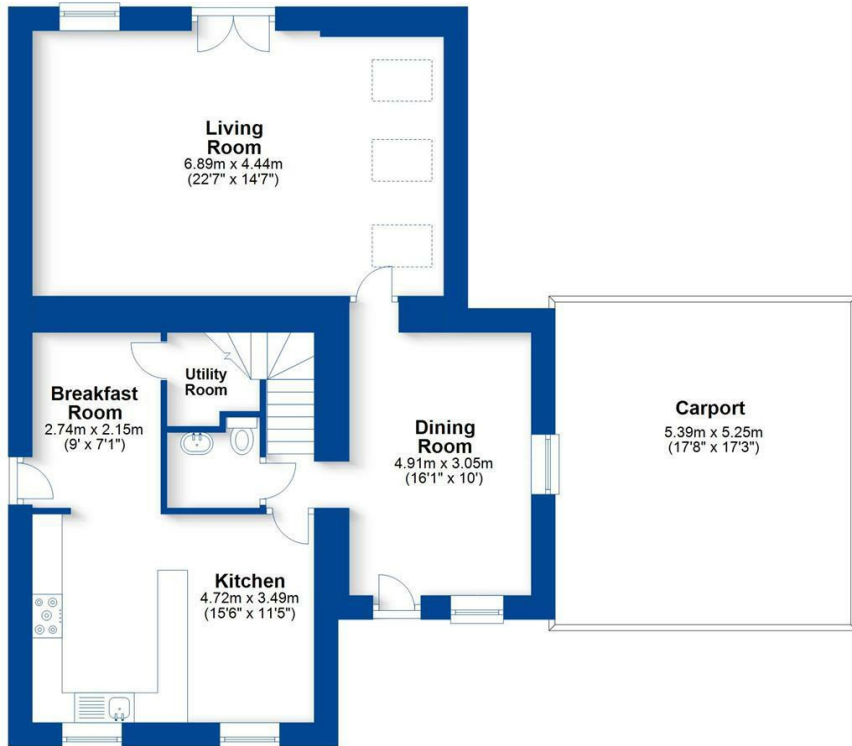




Floorplan

Ground Floor

Approx. 81.2 sq. metres (874.2 sq. feet)



First Floor

Approx. 69.9 sq. metres (752.2 sq. feet)



Total area: approx. 151.1 sq. metres (1626.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority
Stratford District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

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ARCHITECTURE

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DISCLAIMER

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