



Main Street, Tysoe, Tysoe, CV35 0SF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



Key Features

- Characterful Grade II Listed Cottage
- Views Towards Edgehill
- Front and Rear Gardens
- Main Bedroom with En-Suite Shower and Roll Top Bath
- Kitchen/Breakfast Room
- Dining Room
- Family/Garden Room with Vaulted Ceiling
- Sitting Room with Inglenook & Wood Burning Stove
- Original Floorboards, Beams & Exposed Stone
- Community Village



The Property

This charming Grade II listed cottage is situated in a popular village and offers lovely views towards Edgehill. Dating back to the 17th century, the cottage has been sympathetically restored, blending original features with modern comforts. It includes spacious reception rooms, an inviting kitchen/breakfast room, three double bedrooms, a second-floor study/bedroom, and gardens both at the front and rear.

Upon entering, you are greeted by a hallway featuring the original door and flagstone flooring, which opens into a large, double-aspect sitting room with an impressive inglenook fireplace housing a wood-burning stove. The adjacent dining room is perfect for entertaining guests and connects to the kitchen, with doors that lead out to a private rear courtyard.

The kitchen/breakfast room benefits from plenty of natural light and includes a variety of built-in units, an island, and an electric AGA. It extends into a rear entrance porch that provides access to a utility room and a cloakroom all which having underfloor heating. The kitchen leads into a bright and spacious family/garden room, which features a vaulted ceiling, underfloor heating, and doors that open onto the sunny courtyard.

The first-floor landing is spacious and filled with light, there are exposed original restored floorboards in most rooms. The main bedroom, located at the end of the landing, offers stunning views towards Edgehill, along with a dressing area and a characterful en-suite bathroom that showcases original beams and floorboards, a freestanding roll-top bath, and a separate shower. The second bedroom is generous in size and includes built-in storage, while the third double bedroom features exposed stone walls. The family bathroom includes a shower over the bath.

The second floor is a large room that is separate from the rest of the house, making it ideal for guest accommodation or an office.

The front garden is adorned with a variety of shrubs and flower beds, with a path leading straight up to the porchway. The private enclosed rear courtyard is a sun trap and incorporates a small pond and landscaped borders.

To the side of the property, there is a garden store and a log store that neatly houses the oil tank.



Tysoe

Tysoe is located equally between Stratford-upon-Avon and Banbury just off the A422. The village is well served with many amenities including a health centre, post office, village store, hairdressers and a public house. The village also has its own primary school and a medieval parish church, excellent state and secondary schooling can also be found nearby.

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Stratford-On-Avon District Council

Council Tax Band: F

EPC Rating: EXEMPT - GRADE II LISTED

Mains water, drainage, oil and electric are connected to the property.

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

Agents Notes

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







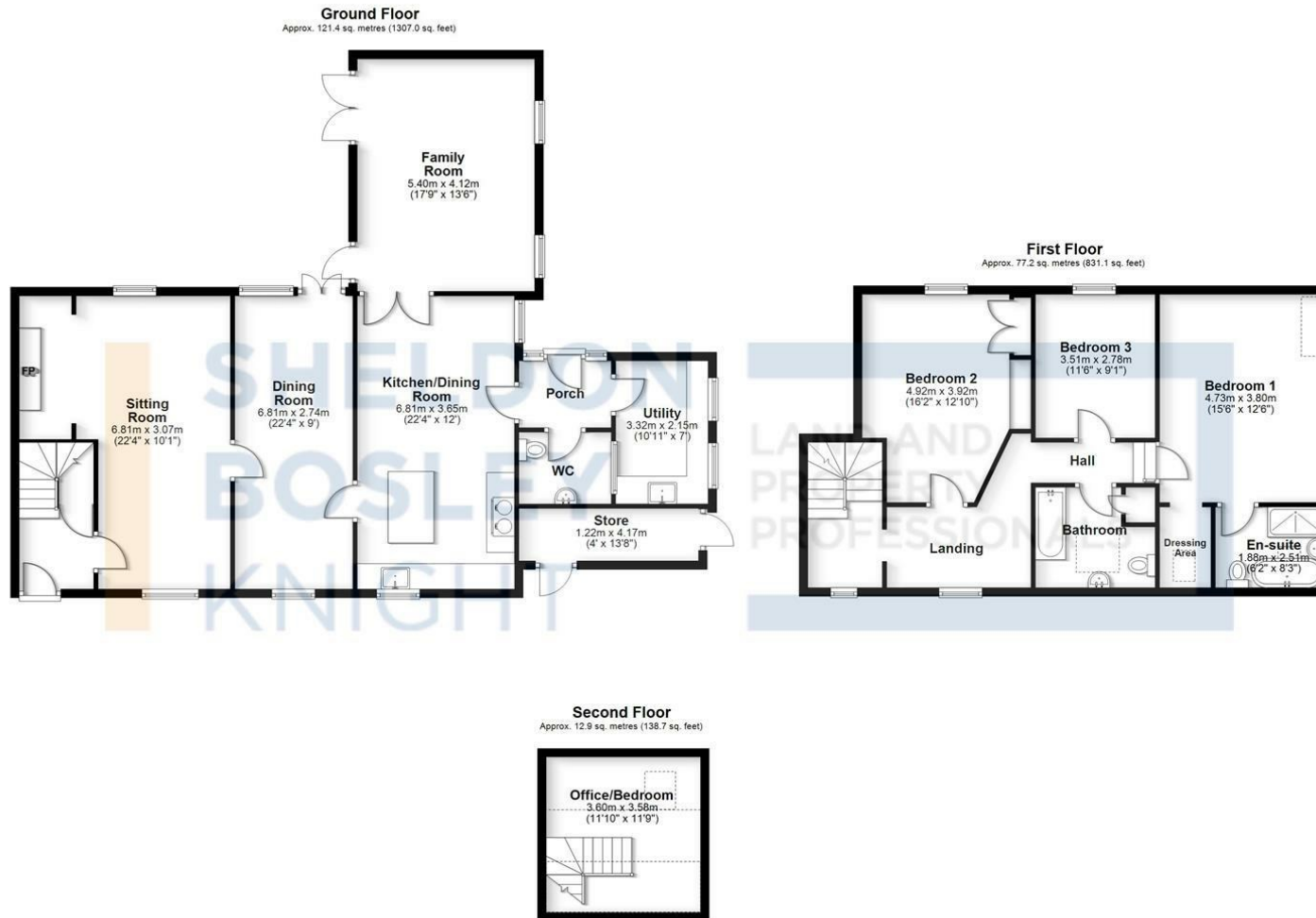






To view this beautiful home, please call
Sheldon Bosley Knight Sales on 01608 661666

Floorplan



Total area: approx. 211.5 sq. metres (2276.8 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.



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