



Saddledon Street, Tysoe, CV35 0SH

**SHELDON  
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# Property Description

A pretty Hornton stone built semi-detached cottage located in the heart of the delightful village of Tysoe. This attractive home is located next to the church at the head of a no-through road. Retaining much of its character and charm with an inglenook fireplace and log burning stove in the living room and a private courtyard space to the rear and a parking space to the front, viewing is strongly recommended.

The accommodation comprises in brief: Living Room, Galley Kitchen, Two Bedrooms and Family Bathroom.

Tysoe is a beautiful village with a wonderful community spirit and 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, medieval parish church and a pub. Tysoe has a well regarded academy primary school and also the old fire station houses a children's nursery school with private therapy rooms above. Excellent state and secondary schooling can also be found nearby.









# Key Features

- Central village location next to the church
- Pretty character cottage with plenty of charm and original features
- Good sized Living Room with inglenook fireplace and log burning stove
- Galley Kitchen to include white goods, cooker, cooker hood, washing machine and tumble dryer
- Two Bedrooms
- Private Courtyard Garden with views of the church
- EPC Rating - Band F

**Price Guide**  
**£260,000**

EPC Rating - E

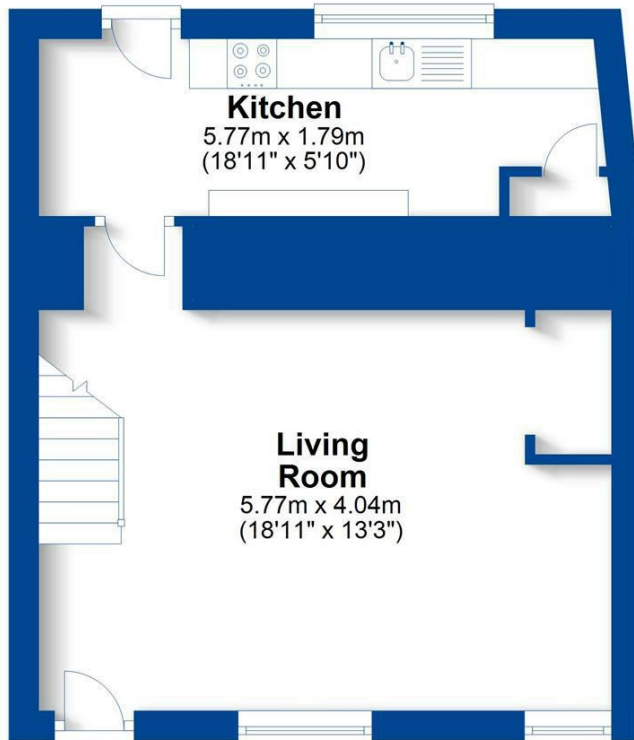
Tenure - Freehold

Council Tax Band - D

Local Authority -  
Stratford District Council

## Ground Floor

Approx. 38.9 sq. metres (418.7 sq. feet)

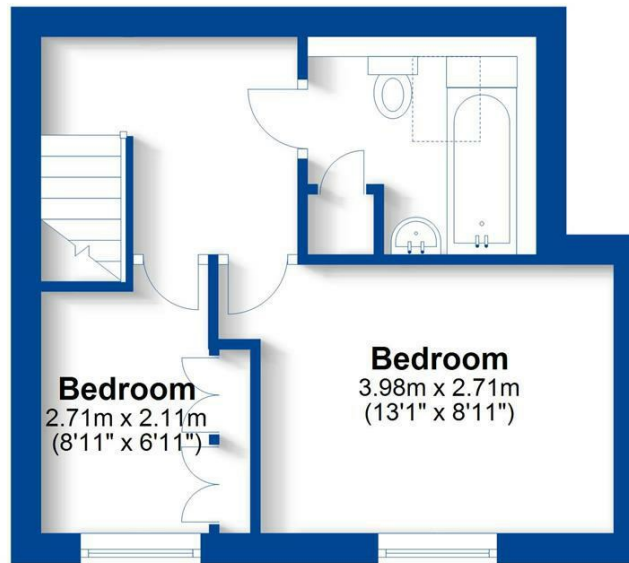


**Kitchen**  
5.77m x 1.79m  
(18'11" x 5'10")

**Living Room**  
5.77m x 4.04m  
(18'11" x 13'3")

## First Floor

Approx. 27.6 sq. metres (297.1 sq. feet)



**Bedroom**  
2.71m x 2.11m  
(8'11" x 6'11")

**Bedroom**  
3.98m x 2.71m  
(13'1" x 8'11")

Total area: approx. 66.5 sq. metres (715.8 sq. feet)

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