



Meadow Lane Tysoe CV35 0TY

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS



4227.2 sq ft of luxury accommodation to include
self-contained annexe

Key Features

- Stunning home built of Hornton Stone three years ago by Loxton Developments
- Charming edge of village location with open countryside views to the rear
- High specification fixtures and fittings throughout
- Generous sized open plan kitchen/dining/family room perfect for entertaining guests
- Three reception rooms
- Four spacious double bedrooms, three bathrooms and guest cloakroom
- Oak framed detached double garage with self contained annexe above
- Newly landscaped gardens with vegetable plot, paved patio area and pergola
- Driveway parking for several cars
- EPC Rating - Band C



The Property

Wellington House is a stunning home that offers the perfect blend of space, comfort and style. Built by Loxton Developments some three years ago and crafted from the local honey coloured Hornton stone, this contemporary home sits at the head of a small development of ten similar properties.

The modern interior has been thoughtfully decorated in a tasteful palate throughout. The open plan kitchen/dining/family room, handcrafted by Featherbow, is the hub of the house and is perfect for entertaining guests. There are two further reception rooms, a guest cloakroom and a superb boot room to the ground floor.

Leading from the galleried landing on the first floor are four generous sized bedrooms, a family bathroom and two en-suite shower rooms. The generous main bedroom benefits from a beautiful dressing room and en-suite shower room.

Outside is a fabulous oak framed double garage with plenty of driveway parking and a self contained annexe with fitted kitchenette and en-suite shower room above.

The newly landscaped gardens with attractive herbaceous borders are a particular feature of the property. There is a vegetable plot, paved patio area and pergola where you can sit and enjoy the open countryside views to the rear.

Nestled in the charming location of Tysoe, this property offers a peaceful retreat from the hustle and bustle of every day life. If you are looking for a turnkey property where you could just move in and start creating lasting memories, this is the property for you - don't miss out on the opportunity to make this house your home.!

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 and a pub. The village also has its own primary school and a medieval parish church, excellent state and secondary schooling can also be found nearby



Reception Hall

12'7" x 16'2"

Dining Room

12'6" x 16'4"

Lounge

18'11" x 16'4"

Family Room

13'7" x 16'2"

Cloakroom

Kitchen/Dining Room

31'11" x 16'4"

Utility Room

15'8" x 10'11"

First Floor Galleried Landing

With Linen Store

Bedroom One

14'1" x 16'4"

Dressing Room

6'11" x 7'3"

En-Suite Bathroom

10'3" x 9'9"

Bedroom Two

10'1" x 16'4"

With built in wardrobe

En-Suite Shower Room

Family Bathroom

7'0" x 9'6"

Bedroom Three

21'5" x 13'1"

With built in wardrobe

Bedroom Four

10'1" x 16'4"

With built in wardrobe

Double Garage

21'3" x 23'7"

Self contained Studio/Flat

20'8" x 22'7"

With Kitchenette and En-Suite Shower Room





Services

Mains water, drainage and electricity are connected to the property. Central Heating - LPG

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 are included in the sale price, all others are expressly excluded.

NHBC Cover

There are 7 years remaining of the NHBC cover

Council Tax

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

Tenure

We understand that the property is for sale Freehold.

Viewings

Viewings strictly by appointment with the Agents.







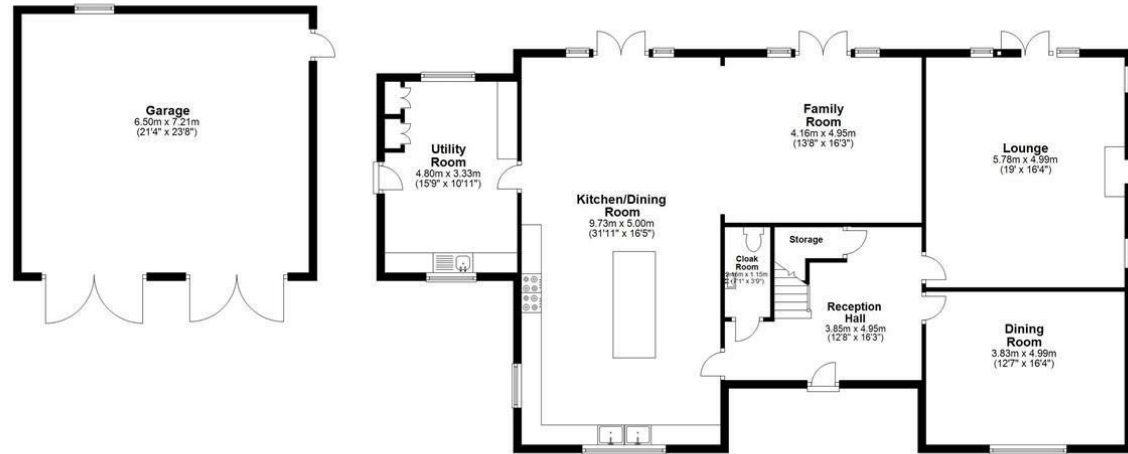


To view this beautiful home, please call
Sheldon Bosley Knight Sales on 01926 642200

Floorplan

Ground Floor

Approx. 202.1 sq. metres (2175.1 sq. feet)



First Floor

Approx. 190.6 sq. metres (2052.1 sq. feet)



Total area: approx. 392.7 sq. metres (4227.2 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract. Plans produced using PlanUp.

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