



Lane End, Lower Tysoe, CV35 0BZ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Welcome to Cowslip Cottage, a beautiful three-bedroom detached family home within the heart of Lower Tysoe. Constructed in 2020 from local ironstone, the property boasts a high-end finish throughout, encompassing modern efficiency with period charm.

At the heart of the home is a wonderfully light and spacious kitchen-dining room with a stunning vaulted ceiling and doors leading out onto a SW facing grass garden. Opposite the Kitchen is a large and spacious living room, complete with a log burner and beautiful outlook. The ground floor further benefits from a large fully fitted utility room, downstairs cloakroom and Air Source underfloor heating.

Upstairs there is a superb principle bedroom with en suite shower room which has stunning views towards Edge Hill. There are further double bedrooms with a family bathroom. Both the en suite and family bathroom benefit from Duravit fittings. The windows are high quality, double glazed Rationel units.

Cowslip Cottage enjoys well-maintained gardens to both the front and rear, offering tranquil spaces to relax. Ample parking is provided, along with a double garage for convenience.

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.





## Key Features

- Beautiful Family Home within the Heart of Lower Tysoe
- Built in 2020 as part of an Exclusive Collection of Three house
- Large Open Plan Eat in Kitchen with Vaulted Ceilings
- Three Bedrooms and Two Bathrooms
- Ample Parking, with Large Double Garage
- Direct Access to the beautiful Countryside of the North Cotswolds
- Nearby amenities including a shop, post office and school
- EPC Rating B

**Guide Price**  
**£775,000**

**Living Room**

18'6" x 12'9"

**Open Plan/Kitchen/Dining/Living area**

27'7" x 18'6"

**Utility Room**

**Bedroom One**

14'7" x 12'9"

**Bedroom Two**

12'9" x 9'6"

**Bedroom Three**

12'9" x 8'8"

**Double Garage**

**Services**

Air source Heat pump and underfloor electric heating. Mains electricity; Septic tank; Mains water.

**Council and Council tax band**

Stratford on Avon District Council and Band F

**Viewings**

By appointment with the agent only.







# Floorplan

## Ground Floor

Approx. 121.9 sq. metres (1312.2 sq. feet)

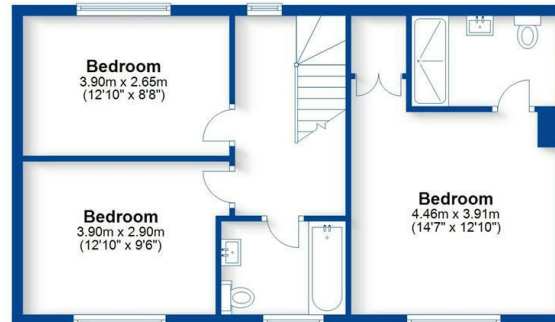


Total area: approx. 179.0 sq. metres (1926.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Sheldon Bosley Knight not to be reproduced

## First Floor

Approx. 57.1 sq. metres (614.1 sq. feet)



EPC Rating - B

Tenure - Freehold

Council Tax Band - F

Local Authority  
Stratford on Avon 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](http://sheldonbosleyknight.co.uk)



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