



Baldwins Lane, Upper Tysoe, CV35 0TX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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PROFESSIONALS

Property Description

This charming Hornton stone detached property, located in the sought-after village of Tysoe, offers the perfect blend of traditional character and modern living. With 3 to 4 spacious bedrooms, this home is ideal for families seeking comfort and style in a picturesque countryside setting.

Upon entering, you're greeted by a welcoming hallway that leads to a generously sized living room. The kitchen/dining area is a bright and airy space, fitted with modern appliances and ample storage, perfect for entertaining or family meals. There is a separate utility room. There is also a bedroom downstairs with an ensuite and fitted wardrobes.

Upstairs, the property boasts three well-proportioned bedrooms, with one bedroom leading off of another which could be a study/dressing room or nursery, and a family bathroom with elegant finishes. Outside, the beautifully landscaped low maintenance garden offers a peaceful retreat and has two sheds. There is a garage and off road parking as well.

Situated in a quiet yet convenient location, this delightful home is within walking distance of local amenities, including the village shop, post office, and primary school, making it the perfect rural escape with easy access to nearby towns.





Key Features

- Sought-after village
- Beautiful Hornton Stone
- Garage and Off-Road Parking
- Flexible Living
- Low Maintenance Garden
- Immaculate Condition

**Offers Over
£595,000**

Kitchen

2.73m X 2.71m
(9' X 8'11")

Living Room

5.82m X 4.28m
(19.1 X 14')

Bedroom with en suite

Bedroom measurement:
3.74m X 3.67m
(12'3 X 12'1)

Bedroom

4.58m X 3.74m
(15' X 12'3")

Bedroom

4.77m X 3.71m
(15'8" X 12'2")

Bedroom/Study

4.77m X 2.68m
(15'8" X 8'10")

Garage

5.82m X 2.68m
(19'1" X 8'10")

Services

LPG fired heating; Mains Electricity; Mains water; Mains Drainage.

Council and Council Tax Banding

Stratford On Avon District Council, Band F

Viewings

Viewings by appointment only with Sheldon Bosley Knight



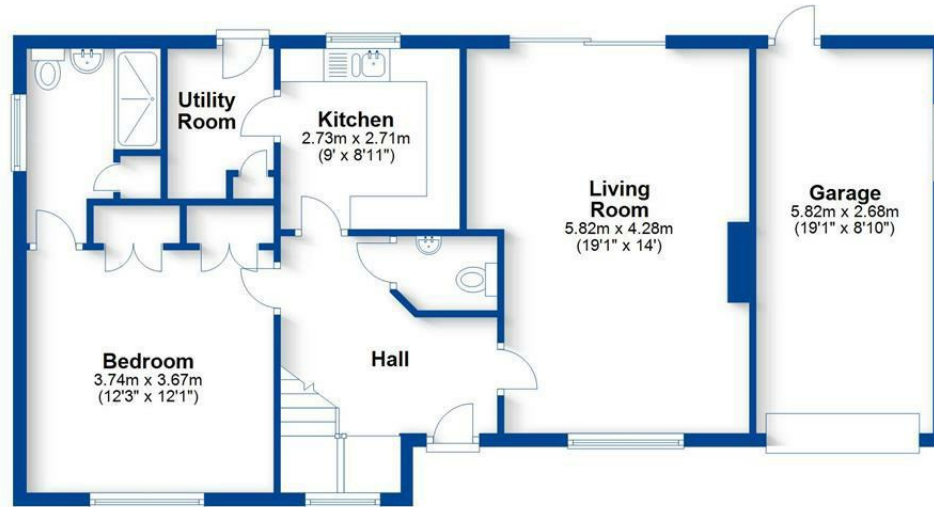




Floorplan

Ground Floor

Approx. 84.9 sq. metres (913.4 sq. feet)



First Floor

Approx. 66.3 sq. metres (713.5 sq. feet)



Total area: approx. 151.2 sq. metres (1627.0 sq. feet)

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



EPC Rating - E

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



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LETTINGS

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DISCLAIMER

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