



Shipston Road, Upper Tysoe, CV35 0TR

**SHELDON  
BOSLEY  
KNIGHT**

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# Property Description

\*\*\*For Sale with NO ONWARD CHAIN\*\*\*

An attractive stone built detached property located towards the edge of the desirable village of Upper Tysoe.

In need of updating and modernisation throughout, this lovely three bedroom home offers approximately 1300 square feet of accommodation and presents a fabulous opportunity to acquire a pretty Hornton stone home within a village with a great community spirit and wonderful of amenities.

Arranged over two floors the accommodation comprises in brief: On the first floor: Hallway, generous sized Living Room with dual aspect windows, Dining Room, Kitchen, Guest Cloakroom and integral Garage. To the first floor are Three Bedrooms and a Family Bathroom.

The property is located along a shingle driveway and approached through double five bar gates. There are mature gardens on two sides with hedging and herbaceous borders.

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.







## Key Features

- An attractive detached property in need of updating and modernisation throughout
- Built of the local Hornton stone
- Edge of desirable village location
- Approx 1300 sq feet of accommodation
- Two Reception Rooms
- Kitchen and Guest Cloakroom
- Three Bedrooms and Family Bathroom
- Driveway Parking and Integral Garage
- Mature Gardens on two sides
- EPC Rating - F

**Price Guide**  
**£475,000**

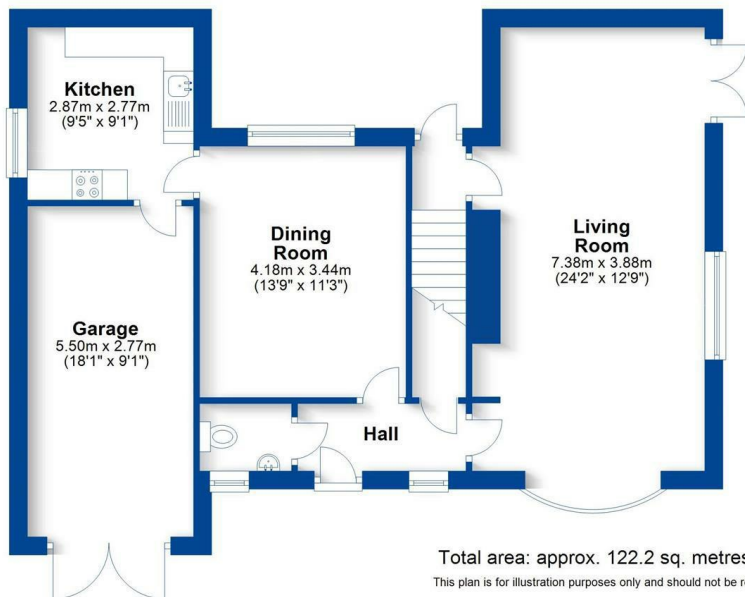






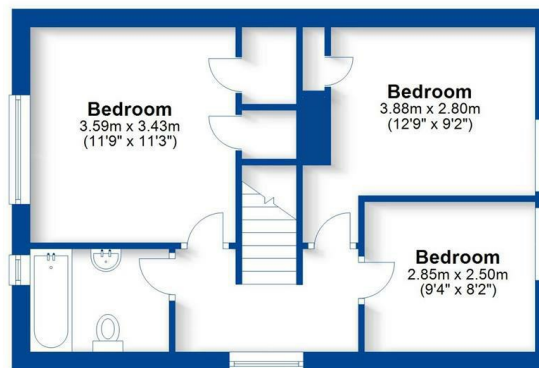
### Ground Floor

Approx. 76.7 sq. metres (826.0 sq. feet)



### First Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



Total area: approx. 122.2 sq. metres (1315.6 sq. feet)

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



EPC Rating - F

Tenure - Freehold

Council Tax Band - E

Local Authority  
Stratford District Council





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