



SUNBEAM COTTAGE

Tysoe Road, Radway, Warwick, Warwickshire



A CHARMING, END-OF-TERRACE THATCHED COTTAGE SITUATED IN THE SOUGHT-AFTER VILLAGE OF RADWAY.

With a gated driveway, spacious garden and delightful views.



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Local Authority: Stratford-on-Avon District Council. Telephone: 01789 267575.

Council Tax band: F

Services: Mains electricity, water and drainage are connected to the property. LPG gas. Oil-fired central heating.

What3Words: ///sediment.caves.variation

Tenure: Freehold

DESCRIPTION

Sunbeam Cottage is a charming, end-of-terrace cottage constructed from Hornton stone under a thatched roof. The property dates to 1650 and was formerly two cottages that were merged into one, and benefits from impressive beams and exposed Hornton stone walls throughout.

A stone-paved path leads to the front door, which opens to a characterful kitchen/breakfast room with a cream electric AGA, space for a dining table and a staircase rising to the first floor. A door opens to an elegant drawing room with original flagstone flooring and a feature fireplace with woodburning stove. A step leads from the kitchen to the utility room, of which benefits from fitted units, an integrated fridge and freezer, space for a dishwasher, washing machine and dryer, and an external stable door leading to the patio. Glazed double doors open to a bright and airy garden room, with double doors providing access to the patio and garden beyond. The ground floor further extends to a tiled shower room, complete with original JAPKAP toilet and walk-in shower, and a charming dining room with a door leading to the staircase.

Stairs from the kitchen rise to the first-floor landing, which provides access to a large family bathroom with a fitted bath and beautiful views to the rear garden, and a spacious bedroom which currently houses two single beds. Steps lead down to the dual-aspect study, oozing charm and character, with a timber floor and a fitted shelving unit with ample space for storage. This room could also be used as a further bedroom, should one require it. An original wooden door leads to another landing, with the staircase rising from the dining room, which provides access to two further generous bedrooms, both offering a different aspect of the beautiful surroundings.

The staircase from the kitchen continues to rise to the second floor, comprising a magnificent principal suite, complete with a beautiful bedroom, separated by exposed timber roof trusses, a dressing area with fitted wardrobes, and a modern en suite shower room with walk-in shower. The second floor benefits from stunning, far-reaching views to the mature rear garden and beyond.





SITUATION

Radway is a picturesque south Warwickshire village situated at the base of Edgehill, the site of the historic battle of Edgehill in 1642. The village comprises of attractive period houses and cottages constructed mainly of local Horton ironstone with a parish church and village hall.

The nearby Primrose Hill Farm, just outside the village of Arlescote, offers a fantastic pop-up restaurant, and The Castle pub at Edgehill is within walking distance and has an excellent reputation. Banbury and Stratford-upon-Avon, the region's cultural centre and home of the Royal Shakespeare Theatre, provides ample shopping, recreational and dining opportunities.

The area is well served by state, grammar and private schools, including Arnold Lodge School and Kingsley School for Girls in Leamington Spa, Warwick Prep and Public School and King's High School for Girls in Warwick, Bilton Grange Prep School, Rugby and Princethorpe Public Schools at Rugby and, Tudor Hall School for Girls and Bloxham School near Banbury.

Sunbeam Cottage is well positioned for the commuter, with rail services from Banbury, Warwick, Leamington Spa and Stratford-upon-Avon providing good access to London/Marylebone. The M40, J11 (Banbury) and J12 (Gaydon, about 4 miles) is also within easy reach, giving access to the national motorway system. Birmingham International Airport is about 40 miles away.

There are a number of golf courses in the area. Racing at Stratford, Warwick and Cheltenham, motor racing at Silverstone, and fishing and sailing at Draycote Water.

Northend 0.5 mile, Fenny Compton 2.5 miles, Bishop's Itchington 5.1 miles, Kineton 5.6 miles, Banbury 9 miles, Warwick 12 miles, Leamington Spa 12 miles, Stratford-upon-Avon 18 miles, Birmingham International Airport 30 miles (distances and time approximate).





OUTSIDE

Externally, the property is accessed by a private driveway with a wooden gated entrance and parking space for a minimum of two cars.

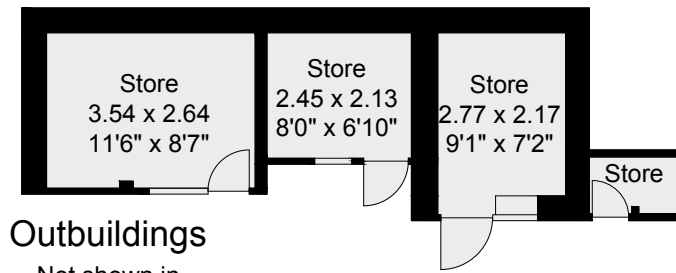
The delightful front garden is a particular feature of the property, and the current vendor was a finalist in the BBC Gardeners' World Magazine for the 'Garden of the Year' award. The landscaped front garden features a gravel pathway that winds between a pond, herbaceous beds, and a variety of small trees and shrubs, which provides a space that can be enjoyed by the owner of the property, and passersby alike.

The rear garden offers privacy and seclusion and is principally lawned with a scattering of mature trees and well-stocked herbaceous flower beds to the perimeter. A gravel and stone paved patio wraps around the perimeter of the property. Steps rise to a patio area with space for outdoor entertaining, of which is separated from the lawned garden by a low retaining brick wall. The garden further benefits from four stores, one of which is constructed from brick with a tile roof and has the scope to be converted to a home office or another alternative use, subject to obtaining the relevant planning permission.



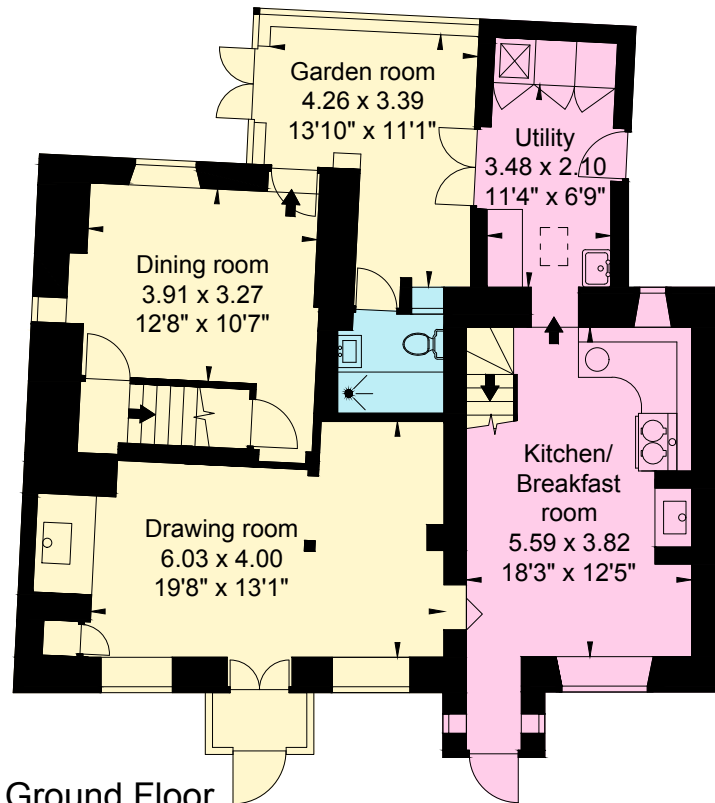




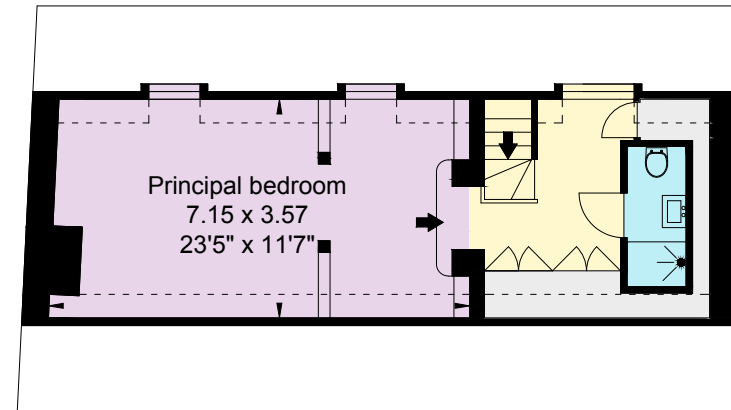


Outbuildings

Not shown in
actual location /
orientation

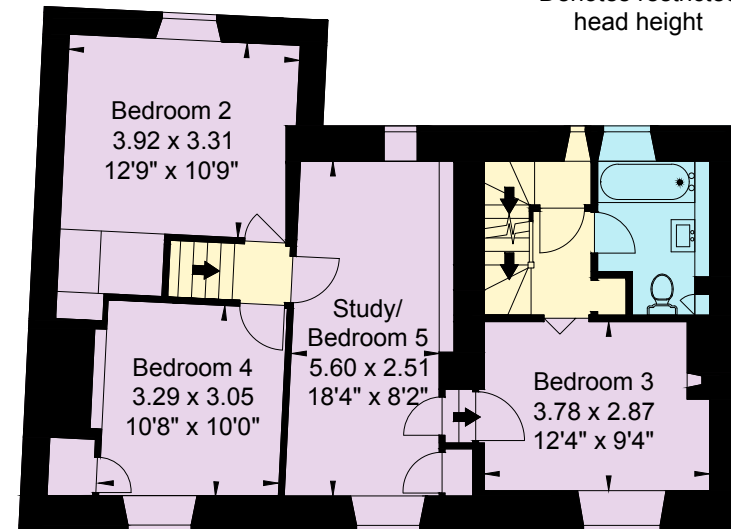


Ground Floor

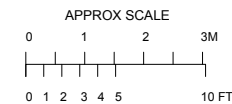


Second Floor

Denotes restricted
head height



First Floor



Approximate Gross Internal Area

Main House = 209 sq m / 2,250 sq ft

Outbuildings = 24 sq m / 260 sq ft

Total Area = 233 sq m / 2,510 sq ft (Incl. restricted head height)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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Date: 04 April 2025
Our reference: STR012508900

Sunbeam Cottage, Tysoe Road, Radway, Warwick, CV35 0UE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£795,000**.

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Yours faithfully



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