

# Beechen Tree House Tysoe South Warwickshire







# Beechen Tree House

## Tysoe, South Warwickshire

**A handsome substantial early nineteenth century detached house with a large garden in the centre of the village close to amenities, with views to the parish church and Edgehill escarpment.**

Porch, reception hall, cloakroom, drawing room, dining room, study, sitting room, kitchen/ breakfast room with family room, back hall, utility room, boot room, cellar, 2 staircases, landings, 7 double bedrooms, 4 bathrooms, dressing room. EPC rating: E

Ample parking, attractive gardens with fine specimen trees. In all about 1 acre

Banbury 9.5 miles (Intercity trains to Birmingham and London Marylebone from 55 mins), M40 (J11) 11 miles, Leamington Spa and Warwick 12 miles, Stratford-upon-Avon 11 miles, Moreton-in-Marsh 16 miles (distances and time approximate)



Stratford-upon-Avon  
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Beechen Tree House, once the vicarage, is situated in the centre of the thriving village of Tysoe, on the edge of the Cotswold Area of Outstanding Natural Beauty. Tysoe has a village store, post office, doctor's surgery; adjacent to the house, hairdresser, public house, parish churches, village hall livery stables and tennis club. There is a riding school in the nearby village of Radway. It has a highly regarded primary school and pre-school.

There is a wide range of state, private and grammar schools nearby to suit most requirements. The market town of Shipston-on-Stour and the village of Kineton are a few miles away and have a wider range of facilities. Banbury, Leamington Spa, Warwick and Stratford-upon-Avon are easily accessible. The M40 is accessed at junctions 11 (Gaydon) and 12 (Banbury).

There are golf courses and riding schools close by, and racecourses at Warwick and Stratford-upon-Avon.







## Description of property

Beechen Tree House dates from 1806, with an addition a few decades later. Built of painted brick with stone window lintels and local Hornton stone, under a slate roof, the property has been remodelled by the present owners to provide spacious well proportioned family accommodation of over 5,000 square feet. Large sash windows and tall glazed pane French doors some with shutters open onto the wide flagstone terrace, give lots of light to the tall well-proportioned rooms, with four and six panelled doors with carved architraves, attractive cornices, dado rails and deep skirtings. There are large roof lights to the second floor, gaining the best of the views.

There is an enclosed entrance porch with heavy studded front door, parquet flooring to the reception hall and staircase with carved handrail and bannisters. The sitting room and drawing room have carved stone fireplaces with Morso woodburners. The dining room is elegant with attractive panelling, cornice and ceiling rose.

The kitchen/breakfast room with the family room is a real chef's kitchen, well-appointed with painted kitchen units with granite tops, include an island unit with two ceramic hobs with extractor over. There are two NEFF ovens, with two warming drawers, a combi-microwave and steam oven, integrated dishwasher, sink fridge, freezer and refrigerator drawers. There is a two oven Aga in the family room in a stone inglenook. Steps down to the cellar with Chinese slate floor and ample storage.

To the first floor the main staircase rises to a generous landing. The bedrooms are all a generous size and some have original cast iron fireplaces. The second staircase rises to the principal bedroom, and the en suite shower room links to the bathroom and dressing room to bedroom two. This can all provide a superb main suite if desired. Two bathrooms have claw foot freestanding baths, two have showers. All have attractive oak floors

Bedrooms six and seven on the second floor have built in cupboards, and with the second floor shower room, can provide suite ideal for a teenager or relative.









# Gardens and grounds

The access is shared with the doctor's surgery adjoining, to a large gravelled turning circle and parking with lawned island. The front garden is elevated from the village street with a stone retaining wall, and mature trees and shrubs including wellingtonia, yews, crab apple and fir.

The house is adorned with wisteria roses and jasmine. To the south side of the house the lawn continues with rose shrub and herbaceous beds. The principal rear garden is lawned, with a rockery bed, flower and rose borders, purple maple corkscrew willow and holly. A further area of lawned garden has a fine lime tree and scots pine, eucalyptus and mature and young fruit trees, with a boundary hedge. To the north side of the house is a further paved patio, log store and wall with hand gate to the front. Trees are subject to tree preservation orders.

## Note

The garage adjoining the doctor's surgery and garden area behind the surgery are available to use by the purchaser on an annual licence at no additional cost. The doctor's surgery let to Red Horse Health Centres could also be available as an investment property in addition to the house.







**Approximate Gross Internal Floor Area**  
**495 sq m/5,328 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice or the last page of the text of the Particulars

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**I would be delighted to tell you more.**

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## Services

Mains electricity, water and drainage. Oil fired central heating. Telephone and Broadband with fibre to the pole adjoining the property. Security system

## Directions (CV35 0BZ)

From the M40 (J11) proceed through Banbury and take the A422 Stratford-upon-Avon road. Proceed through Wroxton. After approximately 6 miles, going down Sunrising Hill, take the left turn signposted to Tysoe. At the t-junction proceed straight on to Tysoe, where Beechen Tree House will be found on the left hand side.

## Terms

Tenure: Freehold

Local Authority:

Stratford on Avon District Council. Telephone: 01789 267575. Council Tax Band: G

## Viewing

By prior appointment only with the agents.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2020. Photographs and videos dated August 2020.

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