



THE OLD WORKSHOP, 6 HOME FARM BARN, MIDDLE TYSOE, WARWICKSHIRE

SECCOMBES

ESTATE AGENTS

**THE OLD WORKSHOP
6 HOME FARM BARNES
SANDPITS ROAD
MIDDLE TYSOE
CV35 0SZ**

7.5 miles from Shipston on Stour, 10 miles from Stratford upon Avon and Banbury, 15 miles from Warwick, 7 miles from Junction 12 M40 motorway at Gaydon and 5 miles from Kineton.

A CHARMING SPACIOUS DETACHED THREE BEDROOM HOUSE WELL LOCATED IN THE VILLAGE SET IN ATTRACTIVE LANDSCAPED GARDEN WITH DOUBLE GARAGE AND OFF-ROAD PARKING.

Entrance Hall, Sitting Room, Dining Room, Kitchen Breakfast Family Room, Utility Room, Three Double Bedrooms, Ensuite Shower Room, Family Bathroom. Double-Glazing, Oil-Fired Heating, Attractive Landscaped Garden. Detached Double Garage. Off-Road Parking.

**Viewing through:
Seccombes Estate Agents, Shipston on Stour
T: 01608 663788 E: shipston@seccombesea.co.uk**



- Middle Tysoe is a popular village set in the undulating South Warwickshire countryside about one mile south of the A422 Stratford upon Avon to Banbury Road at the foot of the Edgehill escarpment and close to the South Warwickshire/North Oxfordshire border.
- Within the village there is a fine parish Church, public house, general store and post office, together with football and tennis clubs, hairdressers, popular primary school and doctors' surgery.
- The village is well located with junctions 11, 12 and 15 of the M40 motorway at Banbury, Gaydon and Warwick respectively.
- In addition, there is a mainline station at Banbury with trains south to Oxford and London (Marylebone in just under an hour) and north to Birmingham, the NEC and Birmingham International Airport.
- The surrounding countryside offers many walks, cycling, horse riding and other outdoor pursuits.
- **The Old Workshop** is a charming, detached house well-located in the village offering spacious and well-proportioned accommodation.
- It is understood the property was built around 2000 and is situated in a popular small development within walking distance of local amenities.
- In addition to the two principal reception rooms on the ground floor, the L-shaped kitchen/breakfast/family room is an important feature of the property with French doors to the garden.



- On the first floor there are three double bedrooms, ensuite shower room and family bathroom. The accommodation comprises:
- Spacious **Entrance Hall** with tiled floor and stairs to first floor. **Cloakroom** with wc, wash handbasin.
- **Sitting Room** triple-aspect with feature fireplace incorporating wood-burning stove, exposed beam. Across the hallway is
- **Dining Room** double-aspect with part-exposed brick walling, window seat.
- **Kitchen Breakfast Family Room** is L-shaped with one and a half bowl and single drainer stainless steel sink unit with fitted cupboards under, fitted base units with work surfaces over, fitted wall units with concealed lights under, plumbing for dishwasher, space for fridge, Rangemaster three- oven cooker with five-ring LPG gas hob, tiled floor, double glazed French doors to garden.
- **Utility Room** with glazed Belfast sink, plumbing for washing machine, fitted work surface with space for dryer under and fitted shelving over, built-in store cupboard, tank cupboard with insulated hot water cylinder, tiled floor. Outside door to side of property.
- **Galleried Landing** with exposed beam and timber.
- **Bedroom One** double aspect with pine-fronted built-in wardrobes, door to **Ensuite Shower Room** with shower cubicle, wash hand basin, built-in cupboards under, w.c., heated towel rail.

- Two further **Double Bedrooms** one with three double built-in wardrobes.
- **Family Bathroom** with bath with shower and shower screen over, w.c., wash handbasin, exposed beam.
- Outside the **Garden** forms an important feature of the property, has been attractively landscaped and adjoins a conservation field.
- The garden is enclosed in part by hedging and part brick walling. Immediately adjoining the house is a stone paved patio with lawned areas, together with well-stocked flower and shrub borders.
- There is a further enclosed lawned garden area with shrub border and green house.
- Situated across the garden is the **detached Double Garage** with oil fired boiler for central heating and hot water, power and light connected, two double side-hung timbered doors, personnel door to garden.
- Adjoining the garage are **Two/Three Off Road Parking Spaces** with further **Parking Space** by the front door.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band F.

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services

Mains electricity, water and drainage are connected to the property. Oil-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: **61 (D)** Potential: **78 (C)**

Directions

Postcode CV35 0SZ

From the War Memorial in the centre of the village, proceed along Sandpits Road, turning right after about 75 yards into Home Farm Barns. The Old Workshop, 6 Home Farm Barns is situated on the right after about 35 yards.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S3147/F005/15.11.2023

FLOOR PLANS



Approximate Gross Internal Area = 140.1 sq m / 1508 sq ft
 Garage = 27.7 sq m / 298 sq ft
 Total = 167.8 sq m / 1806 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1023488)



T: 01608 663788

10 Market Place, Shipston on Stour,
 Warwickshire CV36 4AG
 shipston@seccombesea.co.uk

SECCOMBES

ESTATE AGENTS

www.seccombesestateagents.co.uk