



Oxhill Road  
Tysoe



**ROUND & JACKSON**  
ESTATE AGENTS



# Daverica, Oxhill Road

Tysoe, Warwick, CV35 0SX

£675,000

An individual, detached family home with extensive accommodation and a double garage located in a tucked a way position within this highly regarded and well served village.

## The property

A substantial detached four bedroom house located along a shared private drive situated in the popular village of Tysoe with local amenities and convenient access to surrounding road networks. The internal accommodation comprises in brief; entrance porch, entrance hall, sitting room, snug/dining room, large conservatory, open plan kitchen/dining room, utility room, ground floor shower room, first floor annexe, master bedroom with en suite and walk in wardrobe, three further bedrooms, family bathroom. Outside there is an enclosed garden to the rear and a double garage to the side with parking in front.

## Entrance Porch

Brick built with pitched roof and exposed brick, two double glazed window to side aspect, radiator and tiled floor.

## Hallway

Coved ceiling, good size storage, coats cupboard, radiator and understairs cupboard.

## Shower Room

Coved ceiling, extractor, double glazed window to front aspect, low level WC, vanity basin, fully enclosed shower (Fully tiled) radiator and tiled floor.

## Dining Room/Snug

Coved ceiling, double glazed window to front aspect and radiator.

## Sitting Room

A spacious reception room with windows to front and rear aspects, coved ceiling, Hornton stone feature fireplace, two radiators, feature window overlooking sun lounge.

## Conservatory/Garden Room

Pitched roof with exposed beams, radiator, window to side and rear aspects, double doors to rear garden, exposed brick walls and tiled floor.

## Kitchen/Breakfast Room

Window to rear aspect, one and a half bowl stainless steel sink unit, range of fitted wall and base units in cherry wood, coved ceiling, tiled splashback, radiator, integral dishwasher, breakfast bar, electric hob, double fan assisted oven and tiled floor.

## Utility Room

Window and stable style door to rear, stainless steel sink unit with mix taps, coved ceiling, plumbing for a washing machine, range of fitted wall and base units, space for a tumble dryer, tiled splashback, radiator, understairs storage space, tiled floor, solid wood part glazed door to rear courtyard, Worcester central heating boiler, Walk in pantry/wine store, extractor and tiled floor. Stairs to annex/workshop.

## Dining Room

Window to rear aspect, coved ceiling, radiator, built in Cherry Wood dresser and drawers with solid Elm top and tiled floor.

## Annex Landing

Velux window to front aspect, radiator, "U" shaped area which would be ideal for a study area.

## Annex/Workshop

A useful space with a vaulted ceiling, a window to front and rear aspects, vanity basin, radiator and vinyl floor.

## First Floor Landing

Coved ceiling, radiator, double tank airing cupboard, access to loft (insulated, ladder, boarded and light)

## Master Bedroom

Window to front aspect, radiator, coved ceiling, feature lead light round window, walk in dressing room with radiator, shelving and hanging space. En-suite Bathroom.

## Bedroom Two

Window to front and side aspects, coved ceiling, radiator and double built in wardrobe.



### Bedroom Three

Window to rear aspect, coved ceiling and radiator.

### Bedroom Four

Window to rear aspect, coved ceiling, single built in wardrobe and radiator.

### Family Bathroom

Window to front aspect, coved ceiling, bath with shower attachment and screen, bidet, low level WC, radiator, vanity basin, cupboard under and part tiled walls.

### Directions

From Banbury take the main Stratford Road (A422). Travel through the village of Wroxton and continue onward passing Upton House on the left and then descend Sunrising Hill. At the foot of Sunrising Hill take the left hand turning signposted to Tysoe. Travel onward and enter the village. Pass the shops and The Peacock Inn on your right and then take the second turn on your right in to Oxhill Road. The private driveway will be seen on your left opposite the turn for Sandpits Road.

### Outside

To the rear there is a fully enclosed garden with high brick walls, patio area, sun terrace, wooden and brick built shed, bespoke glass house, pergola, mature trees, shrubs and flower boarders, outside tap and light, brick built archway and gate leading to driveway. there is also an enclosed courtyard leading from the utility which houses the oil tank. Gate to access the side and garage. to the front of the property there is a driveway with parking spaces and a double garage. Wood store and potting shed to side.

### Situation

Tysoe is a civil parish located in Warwickshire. The three main settlements in the parish, Upper, Middle and Lower Tysoe are on a hill, hence the respective village names. Upper and Middle Tysoe have now merged, whereas Lower Tysoe is still separate, a little further north. The parish church is dedicated to St Maryand dates back to the 11th century. All three of the villages contain several 17th-century buildings, especially Middle Tysoe, which was once the main village of the parish. The local village primary school was opened in 1859 and has been extended in the 1980s and 2005. Compton Wynyates country house is just one kilometre south of the village. Two miles South West of Tysoe lies Edge Hill, scene of the famous First English Civil War Battle. It was fought near Edge Hill and Kineton in southern Warwickshire in 1642. Tysoe has a range of facilities including, Doctors Surgery, Village Hall, Church of England Primary School and activities such as a Childrens Group, Tennis Club, Tysoe United Football Club and a Community Orchard.

### Services

All mains services with the exception of gas. Oil fired central heating.

### Local Authority

Stratford on Avon District Council. Tax band E.

### Viewing Arrangements

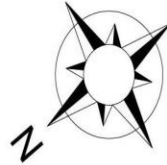
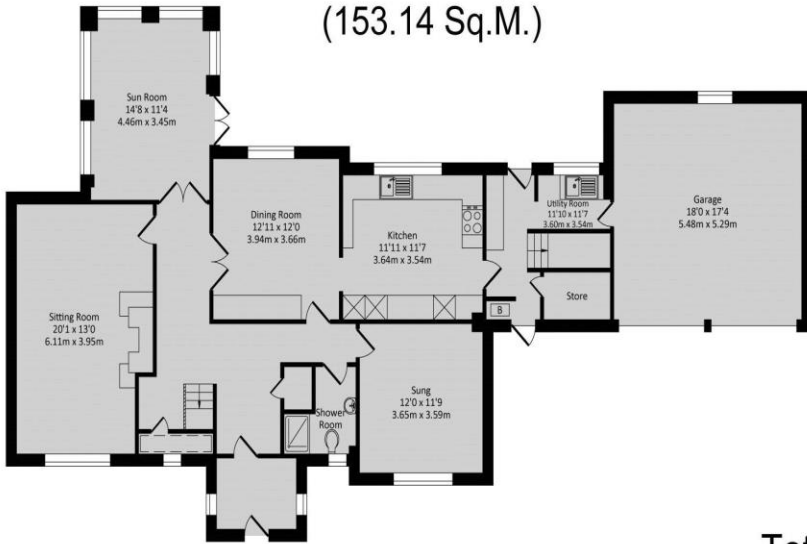
By prior arrangement with Round & Jackson.

### Tenure

A freehold property.



Ground Floor  
 Approx. Floor  
 Area 1648 Sq.Ft.  
 (153.14 Sq.M.)



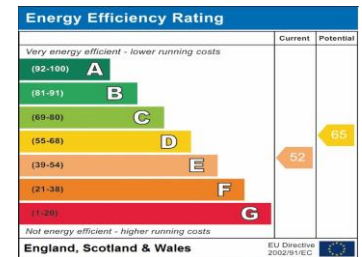
First Floor  
 Approx. Floor  
 Area 1432 Sq.Ft.  
 (133.0 Sq.M.)



Total Approx. Floor Area 3080 Sq.Ft. (286.14 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
 T: 01295 279953 E: office@roundandjackson.co.uk  
 www.roundandjackson.co.uk



ROUND & JACKSON  
 ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.