



Windmill Way, Tysoe

Guide Price **£675,000**

Windmill Way

Tysoe, Warwick

This beautifully presented four-bedroom detached family home is situated within a quiet yet convenient position in the sought-after village of Tysoe. The property benefits from a generous and mature rear garden, well-balanced and spacious accommodation throughout, a single garage and ample driveway parking.

A covered porch leads you into a welcoming entrance hall, with large understairs storage and downstairs W/C. The spacious sitting room benefits from having a wood burning stove and an open plan design leads you through to the Snug which has French doors to the rear garden, flooding both rooms with natural light. Across the hallway is the Dining room which has a second set of French doors to the rear garden and the recently renovated kitchen is well portioned in size with integrated cooker, extractor hood, dishwasher, fridge, freezer and has an Aga.

Half of the double garage has been converted to a practical Utility room with side access to the rear garden and a versatile room, currently being used a study which is accessible from the remaining single garage.





Upstairs, there are four bedrooms, all of which can accommodate a double if required. Bedroom two and three have built in wardrobes while bedroom four is currently being used a home office. These three bedrooms are served by a modern family bathroom with walk-in shower and free standing bath. The spacious principle bedroom occupies a private entrance which leads to an en-suite and the bedroom is further benefited by having a double wardrobe.

The property benefits from a generous and private mature rear garden which features a patio area, lawn, shrubs, numerous established trees, as well as fruit trees, well developed borders and gated access from either side of the property. The property utilizes the large garden space by having a Summerhouse and timber shed.

To the front, is a lawned garden, driveway which provides ample off-street parking and access to a single garage.

This is a fantastic opportunity to acquire a spacious family home within a highly desirable village with great local amenities on your doorstep, yet positioned in a peaceful surrounding.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

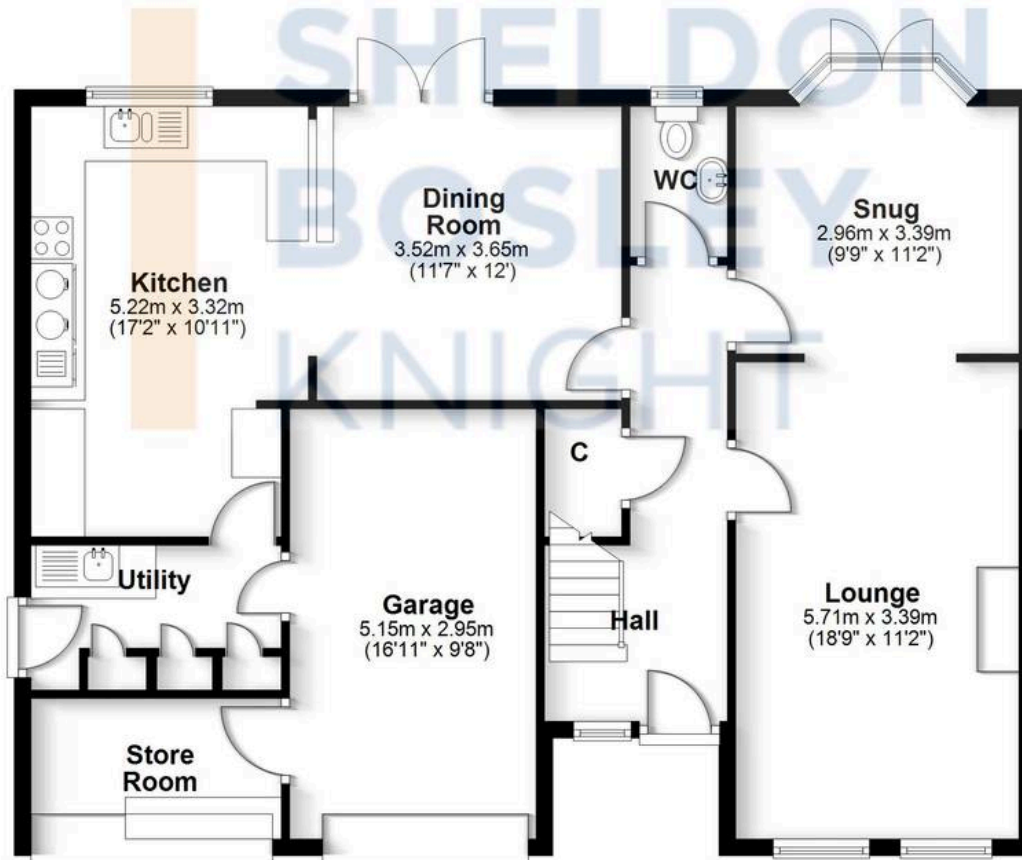
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



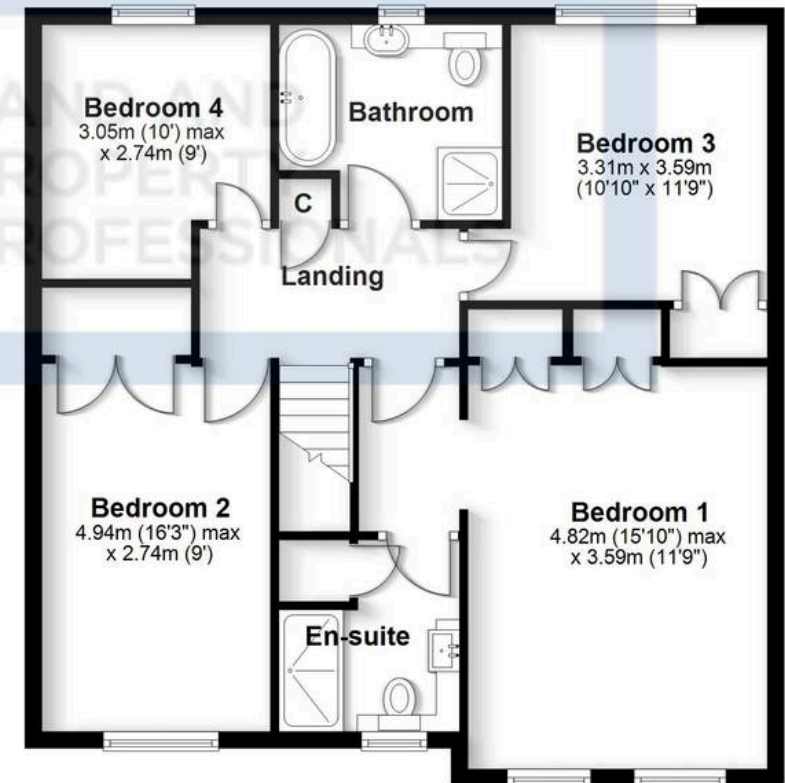
Ground Floor

Approx. 112.4 sq. metres (1209.5 sq. feet)



First Floor

Approx. 74.2 sq. metres (799.1 sq. feet)



Total area: approx. 186.6 sq. metres (2008.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Shipston & Kington

Sheldon Bosley Knight Ltd, The Corner House Market Place - CV36 4AG

01608 661666

shipstonsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk/

