



MIDDLE TYSOE

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**WICK COTTAGE
SANDPITS LANE
MIDDLE TYSOE
WARWICKSHIRE
CV35 0SZ**

5 miles from Kington
7 miles from Shipston-on-Stour
10 miles from Stratford-upon-Avon and Banbury,
15 miles from Warwick and Leamington Spa
7 miles from Junction 12 of the M40 Motorway at
Gaydon

**A SUBSTANTIAL HORTON STONE
FACED FOUR DOUBLE BEDROOM
PROPERTY WITH OPPORTUNITY FOR
ADDITIONAL ACCOMMODATION
ABOVE THE DOUBLE GARAGE**

- Entrance Hall
- Guest WC
- Sitting Room
- Study Area
- Kitchen Dining Room
- Conservatory
- Four Bedrooms
- Bathroom
- Ensuite Shower Room
- Gardens to three sides
- Driveway & Double Garage
- EPC Rating D

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Middle Tysoe is a South Warwickshire village situated about one mile south of the A422 Stratford-upon-Avon to Banbury Road at the foot of the Edgehill Escarpment, close to the South Warwickshire/North Oxfordshire border. The village has a parish church, a public house, general stores, Post Office, Football & Tennis clubs, Hairdresser, Primary School and Doctor's surgery.

There is a main line station at Banbury with trains south to Oxford and London, and north to Birmingham.

The surrounding countryside offers a wealth of walks, cycling, horse riding and outdoor pursuits, with the Cotswold Hills a few miles distant.

Wick Cottage is understood to have been originally constructed in the 1960s has undergone considerable alteration, extension and improvement during the last few decades of the current owners occupation. Reconfiguration of the ground floor now provides a substantial double aspect Kitchen/Dining Room running the full depth of the property, addition of a Conservatory to the rear and the addition of a substantial Double Garage with partially converted Attic Room over. The well balanced accommodation includes four double Bedrooms (one with an Ensuite Shower Room), a family sized Bathroom and charming mature well tended gardens to the front and rear. The Property offers an exciting opportunity to acquire traditional Horton stone finished house with further potential for additional accommodation with completion of the Attic Room above the Double garage.

GROUND FLOOR

Entrance Hall with under stairs cupboard with electric light and built-in coats cupboard with electric light. **Guest WC** with wash basin set to vanity unit with cupboard under, WC with concealed cistern and obscured glazed window. **Sitting Room** a large bright room spanning the full depth of the property with outlook to the front and glazed double doors opening to the rear garden. Feature Hornton stone fireplace. **Study** area with outlook to the rear garden and door returning to Entrance Hall. **Kitchen Dining Room** double aspect to the front and rear of the property. Bespoke solid wood fitted kitchen under a solid wood worktop to two walls and returning to the centre of the room with a breakfast bar. Inset electric hob with extractor

hood over, high-level single electric oven, integrated fridge, freezer and dishwasher, inset stainless steel 1 1/2 bowl single drainer sink unit with mixer tap and separate built-in dresser unit with matching wall cupboards over. **Conservatory** with glazing to two sides, tiled floor, double doors opening to garden, worktop with space and plumbing underneath for washing machine and space for tumble dryer.

FIRST FLOOR

Landing outlook to the front of the property and access to loft space. **Bedroom One** outlook to the rear and built-in double wardrobes. **Ensuite Shower Room** enclosed shower cubicle with glazed sliding doors, pedestal wash basin, close coupled WC and extractor fan. **Bedroom Two** outlook to the front of the property and built-in double wardrobe. **Bedroom Three** outlook to the rear of the property, pedestal wash hand basin and airing cupboard with hot water cylinder. **Bedroom Four** outlook to the front of the property and built-in wardrobe cupboard. **Bathroom** tiled panelled bath with mixer tap, WC, pedestal wash basin and enclosed shower cubicle with glazed sliding door. Obscured glazed window, extractor fan.

OUTSIDE

To the front a mature, well planted garden has a gravel "in and out" private driveway leading to the front door with outside lighting. **Double Garage** with electric up-and-over door, window and glazed door to rear, electric light and power supply, floor standing oil-fired boiler. Staircase rises to **Attic Room** with triple aspect to front side and rear, electric light and power supply. (NB the space of offers potential for additional living or bedroom accommodation).

To the rear of the property a delightful enclosed garden is separated into two sections by a Hornton stone wall. Pedestrian gate to the end of the property return returns to the driveway. Covered veranda to the rear of the Garage with outside lighting. Vegetable garden, seating areas, patio, outside water and power supply. The rear garden offers a sheltered private south facing mature garden beautifully maintained and presented by the owner.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected.

Oil-fired central heating.

Ofcom Broadband availability: *Ultrafast*.

Ofcom outdoor Mobile coverage good - variable: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Strafford District Council, Listed in Band F

Energy Performance Certificate

Current: 64 Potential: 76 Band: D

Fixtures and Fittings

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

Money Laundering Regulation & Proceeds of Crime Act

Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Our office will outsource the initial checks to a partner supplier who will contact you once you have had an offer accepted on a property. The cost of these checks will be advised to you by the agent. These charges cover the cost of obtaining relevant data, checks and monitoring which might be required. This fee will need to be paid by purchaser/s in advance of issuing a memorandum of sale

Directions

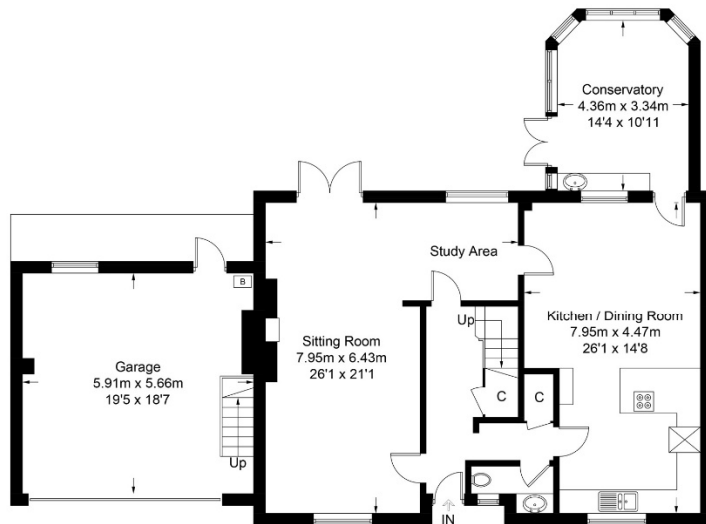
CV35 OSZ

From the village centre and shops, proceed South and take the fork to the right into Sandpits Lane. The property will be found on the left-hand side, at the entrance to Sandpits Close.

What3Words:

///polo.wound.lamps

CS-2333/02.06.2026



Ground Floor (Excluding Garage)
102.8 sq m / 1106 sq ft

□ = Reduced headroom below 1.5m / 5'0"



First Floor
88.2 sq m / 949 sq ft

Approximate Gross Internal Area = 191.0 sq m / 2055 sq ft

Garage / Garage Store = 66.8 sq m / 719 sq ft

Total = 257.8 sq m / 2774 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1225155)

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, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

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