



MIDDLE TYSOE

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**8 WELCHMAN PLACE
MIDDLE TYSOE
WARWICKSHIRE
CV35 0SU**

5 miles from Kineton
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

**AN EXTENDED TWO-BEDROOM
PROPERTY ADJOINING OPEN FIELDS
AND THE COTSWOLD AREA OF
OUTSTANDING NATURAL BEAUTY**

- Entrance Hall
- Guest WC
- Sitting Room
- Dining Room
- Kitchen
- Sun Room
- Utility / Office
- Boiler Room
- Two Bedrooms
- Bathroom
- Gardens
- EPC Rating E

**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.

8 Welchman Place enjoys an enviable position on the outskirts of the village, adjoining open fields which are understood to form part of the Cotswolds area of outstanding natural beauty. The property is originally understood to have been constructed in the 1960's as a local authority property. Subsequent extension and alteration is understood to have been undertaken in the 1980's providing additional ground floor accommodation and a mezzanine level. The current owners since 2012 have replaced doors and windows, undertaken electrical works, updated the central heating, decorated and fitted Karndean flooring to the ground floor.

GROUND FLOOR

Entrance Hall with staircase rising to first floor, obscured glazed window and front door. **Guest WC** double aspect with close coupled WC and wash basin set to vanity unit.

Sitting Room double aspect to front and rear with glazed double doors opening to rear garden, under stairs cupboard and feature fireplace with solid fuel stove. Opening continues to **Dining Room** with outlook to the front and vaulted ceiling.

Sun Room with outlook and glazed door to rear garden, vaulted ceiling with roof lights. **Utility/Office** double aspect to front and rear, worktops including space and plumbing for washing machine and ladder rising to mezzanine floor.

Kitchen outlook to the rear, electric cooker, Belfast sink with mixer tap, range of freestanding kitchen units, including marble top and wooden worktops. Airing cupboard with hot water cylinder. **Pantry** with shelving and electric light. **Rear Lobby** with gate to garden and separate access to shared

passageway returning to the front of the property. **Boiler Room** with floor standing boiler, window to rear and single worktop.

FIRST FLOOR

Landing window to front and built-in cupboard with shelves.

Bedroom One outlook to the rear and cupboard. **Bedroom Two** outlook to the rear and cupboard. **Bathroom** with panelled bath, WC, bidet and pedestal wash basin, obscured window, access to loft space and cupboard.

OUTSIDE

To the front of the property a paved pathway leads to front door with outside light. Front garden is laid to lawn with mature apple trees. Pedestrian gate leads to rear garden with garden sheds (one with light and power supply). Oil tank. To the rear of the property, a landscaped garden includes terraced lawns, ornamental flowerbeds, shrubs, trees and bushes, pond and wooden pergola with vine. Outside lighting and water supply.





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 variable to good - *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band C

Energy Performance Certificate

Current: 50 Potential: 78 Band: E

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

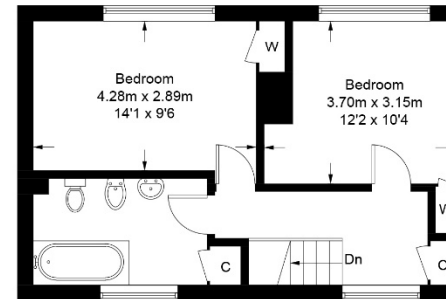
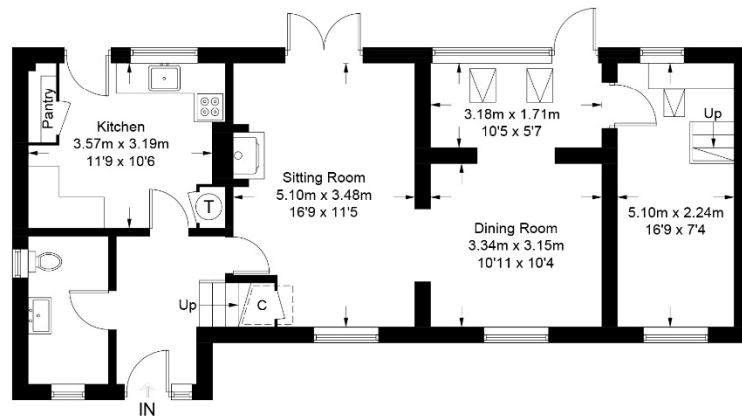
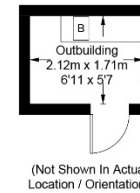
CV35 0SU

From the village centre, proceed South along Main Street and take the turning on the left into Middleton Close. Continue straight ahead into Welchman Place where the property will be found ahead, identified by our For Sale board.

What3Words:

///zinc.spends.sandwich

CS-2344/01.09.2026



Approximate Gross Internal Area = 122.7 sq m / 1321 sq ft
(Including Mezzanine)

Outbuilding = 3.7 sq m / 40 sq ft

Total = 126.4 sq m / 1361 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1327724)

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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