



Kingston House, Back Lane, Tysoe

Offers in Region of **£650,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Kingston House, Back Lane

Tysoe, Warwick

This charming 4-bedroom detached cottage is constructed from Hornton stone and brick, built by the renowned Paxton Homes. It offers bright and spacious accommodation throughout and is located in the historical preservation area of Tysoe, designated as an Area of Outstanding Natural Beauty.

Upon entering, you are welcomed by the hallway. The sitting room features a bay window on one end and a patio door on the other, allowing light to flood in from both sides. A lovely fireplace with a wood-burning stove adds to the cosy atmosphere, complemented by built-in shelves in the recess.

The kitchen/dining room boasts a stylish range of units and worktops, complete with high-spec integral appliances and a Quooker hot tap. French doors from this room to the rear garden. A few steps open to a spacious snug/family room overlooking the garden. There is a useful utility room offering good storage space and room for a full-size fridge freezer, a door leads from here to a large study with a storage area that has access to the garden and driveway. Completing the ground floor is a large WC.





Upstairs, the main bedroom is generous in size and features bespoke fitted wardrobes, along with a modern en-suite bathroom that includes a free-standing bath and a separate shower. There are three additional bedrooms, all capable of accommodating double beds. A family bathroom and an airing cupboard complete the upper level.

Outside, the front garden is beautifully landscaped with lavender and other mature plants. The side driveway provides off-road parking and access to the attached former garage, which has been converted into a study and storage area. The rear garden is a lovely private space, featuring a paved patio, a storage shed, a log store, and well-stocked flowerbeds with plants, shrubs, and a mature tree.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Tysoe is on the Oxfordshire / Warwickshire border which is home to a shop, post office, café, public house, primary school, nursery, post office, doctors surgery and an 11th century church. There is easy access to nearby villages and towns with a further range of local shops, amenities, good schools and both road and public transport links even further afield.

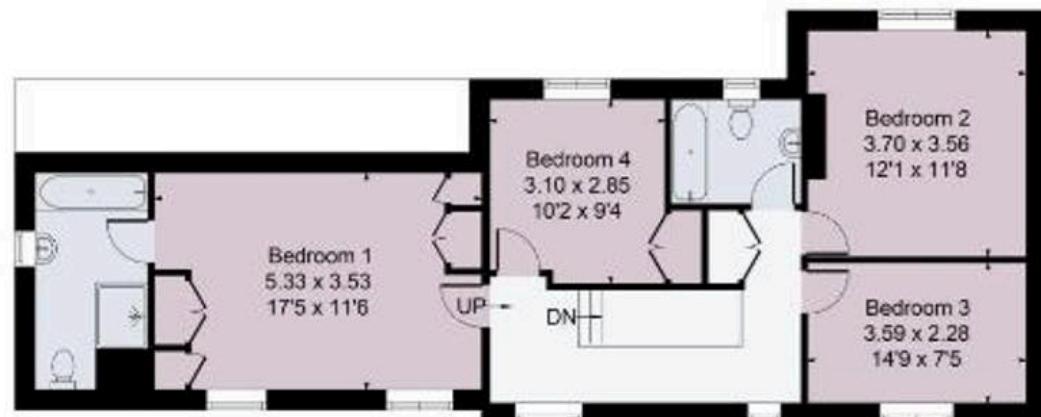
DISCLAIMER

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

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