



Connells

Yew Tree Cottage Main Street
Tysoe Warwick

Yew Tree Cottage Main Street Tysoe Warwick CV35 0SF

for sale
£700,000



Property Description

Situated in the heart of the highly desirable village of Tysoe, Yew Tree Cottage is a beautifully restored 17th-century Grade II listed home offering over 2,200 sq ft of characterful accommodation. Combining a wealth of original features, including exposed beams and a striking inglenook fireplace with log-burning stove, with thoughtfully updated living spaces, this exceptional cottage provides an enviable village lifestyle. Enjoying delightful views towards Edge Hill and a charming setting within one of South Warwickshire's most sought-after villages, the property seamlessly blends historic charm with modern-day comfort.

The accommodation comprises a welcoming entrance hall, generous lounge, dining room, stunning kitchen/breakfast room, superb family room, utility room and cloakroom. To the first floor are three bedrooms, including a principal suite with dressing area and en-suite bathroom, together with a family bathroom. A versatile fourth bedroom/study occupies the second floor.

Outside, the property benefits from attractive front gardens and a private, enclosed rear courtyard featuring landscaped borders. On-street parking is available adjacent to the property.

A rare opportunity to acquire a distinctive period home with beautiful countryside views in a sought-after village setting.

Introduction

Nestled at the foot of the picturesque Edge Hill escarpment in South Warwickshire, Tysoe is a charming and highly sought-after village surrounded by rolling countryside and far-reaching rural views. Tysoe offers an excellent range of local amenities including a village shop, primary school, public houses, church and active community facilities. The village enjoys a peaceful rural setting while remaining conveniently located for access to the market towns of Banbury, Shipston-on-Stour and Stratford-upon-Avon, with excellent road links to the M40 and rail services from nearby Banbury providing connections to London and Birmingham. Combining idyllic country living with everyday convenience, Tysoe is an attractive location for families, professionals and those seeking a quintessential Warwickshire village lifestyle.

Entrance Hall

A charming and welcoming entrance hall accessed from the front elevation, featuring a staircase rising to the first floor, a useful understairs storage cupboard, and a door leading through to the lounge. This inviting space provides an attractive introduction to the character and warmth of the property.

Lounge

A generously proportioned dual-aspect reception room enjoying windows to both the front and rear elevations. The rear window benefits from an attractive window seat, creating a delightful spot to relax and enjoy the outlook. Rich in character, the room



features exposed beams, inset ceiling downlighters, a stylish contemporary radiator, and an impressive inglenook fireplace housing a log-burning stove, providing a striking focal point. A couple of steps lead seamlessly through to the dining room, enhancing the flow of the living accommodation.

Dining Room

A delightful and versatile dining room enjoying a dual-aspect outlook with windows to both the front and rear elevations, creating a bright and airy atmosphere. French doors open directly onto the rear garden, providing an excellent connection between the indoor and outdoor living spaces and making it ideal for both everyday family life and entertaining. The room is further complemented by two radiators and a door leading through to the kitchen.

Kitchen/Breakfast Room

A stunning cottage-style kitchen/breakfast room, beautifully fitted with a comprehensive range of matching wall and base units complemented by attractive work surfaces. The kitchen features an inset Butler sink with mixer tap positioned beneath a window to the front elevation, along with an integrated dishwasher, dedicated space for an Aga, an eye-level integrated electric oven, and a hob with extractor hood above. There is also an integrated fridge freezer. Inset ceiling downlighters enhance the light and airy feel, while a central island provides additional storage and preparation space. The room offers ample space for a dining table, making it an ideal setting for both everyday family living and entertaining. Having a window to the side elevation, door to the rear porch, and door leading to the family room.

Family Room

A fabulous and spacious family room, full of character and charm, featuring underfloor heating, an impressive vaulted ceiling and exposed beams that enhance the sense of space and character. Stone flooring adds both practicality and style, while windows to both side elevations allow for an abundance of natural light. Elegant French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

Rear Porch

A practical and welcoming rear porch featuring underfloor heating, attractive stone flooring, a window and external door to the rear elevation. This useful space serves as an ideal everyday entrance and provides access to the cloakroom, utility room and kitchen.

Cloakroom

Conveniently positioned off the rear porch, the cloakroom is fitted with a wash hand basin and WC. Additional features include underfloor heating, useful storage space, coat hooks, and an extractor fan, creating a practical and functional area for everyday family living and guests alike.

Utility Room

A well-appointed utility room featuring underfloor heating, fitted with a range of matching wall and base units complemented by work surfaces and an inset double sink unit. There is space and plumbing for a washing machine, providing a practical area

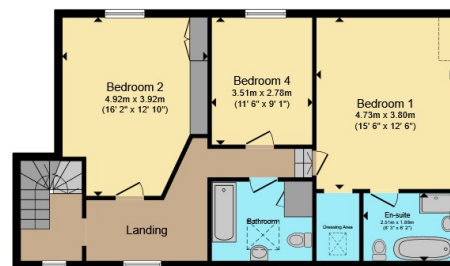




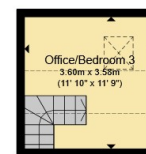




Ground Floor



First Floor



Second Floor

Total floor area 208.2 m² (2,241 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: Council Tax
Exempt Band: F

Tenure: Freehold

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