



Main Street, Tysoe

Offers Over **£475,000**

Holly Cottage Main Street

Tysoe, Warwick

NO ONWARD CHAIN

Nestled in the heart of a highly sought-after village, this beautifully presented three-bedroom detached house offers an exceptional opportunity for those seeking a delightful and spacious family home.

The property is thoughtfully arranged to provide versatile and comfortable living accommodation, featuring an enclosed porch that leads to a charming sitting room, where a wood-burning stove serves as a focal point and creates a warm and inviting atmosphere. Adjacent to the sitting room, you will find a generously proportioned dining area, perfect for both every-day meals and special occasions, which seamlessly connects to a well-appointed kitchen, complete with modern cabinetry, ample worktop space, and integrated appliances such as oven and hob, extractor fan, fridge, freezer and dishwasher. The ground floor further benefits from a practical utility room, offering additional storage and laundry facilities, and a boot area with hooks for coats for added convenience. A downstairs W/C enhances the functionality of the home, ensuring practicality.





Upstairs to the, the master bedroom enjoys the luxury of an en-suite shower room, providing privacy and comfort, while two further well-proportioned bedrooms on the first floor offer flexible accommodation that can be adapted to suit a range of requirements, whether as bedrooms, a home office, or a hobby space. A stylish family bathroom serves the additional bedrooms, featuring contemporary fixtures and fittings.

There is a picture-perfect garden to the rear of the property and off-street parking is provided for one car on the driveway.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



DISCLAIMER

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

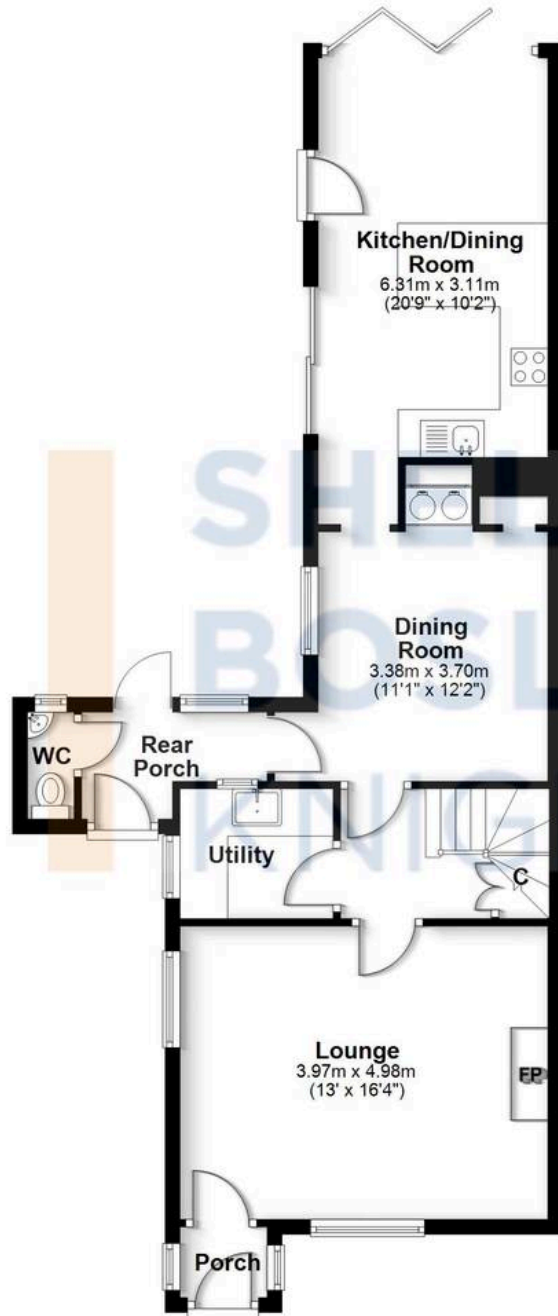
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



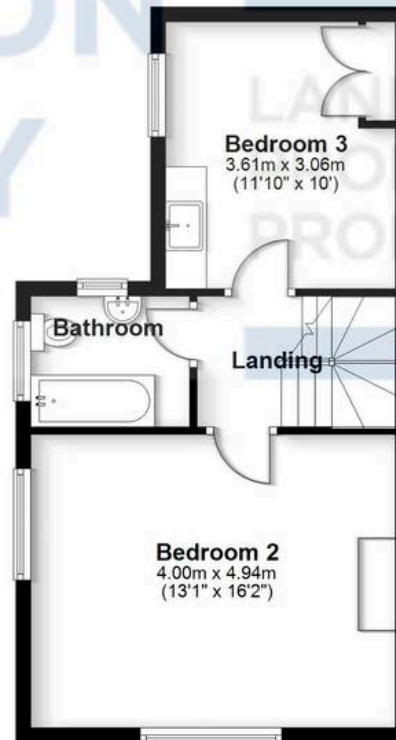
Ground Floor

Approx. 66.0 sq. metres (710.0 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



Second Floor

Approx. 29.1 sq. metres (312.9 sq. feet)



Total area: approx. 135.4 sq. metres (1457.2 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 & Kineton

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

01608 661666

shipstonsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk/

