



Yew Tree Cottage, Main Street, Tysoe

Offers Over **£700,000**

Yew Tree Cottage, Main Street, Tysoe

Tysoe, Warwick

This charming Grade II listed cottage is situated in a popular village and offers lovely views towards Edgehill. Dating back to the 17th century, the cottage has been sympathetically restored, blending original features with modern comforts. It includes spacious reception rooms, an inviting kitchen/breakfast room, three double bedrooms, a second-floor study/bedroom, and gardens both at the front and rear.

Upon entering, you are greeted by a hallway featuring the original door and flagstone flooring, opening to the double-aspect sitting room with an impressive inglenook fireplace housing a wood-burning stove. The adjacent dining room is perfect for entertaining and connects to the kitchen, with doors that lead out to a private rear courtyard.

The kitchen/breakfast room includes a variety of built-in units, an island, and an electric AGA. It extends into a rear entrance porch that provides access to a utility room and a cloakroom both having underfloor heating. The bright and spacious family/garden room features a vaulted ceiling, underfloor heating, and doors that open onto the sunny courtyard.

The first-floor landing is spacious and filled with light, there are exposed original restored floorboards in most rooms.





The main bedroom, offers far reaching views towards Edgehill, along with a dressing area and a characterful en-suite bathroom that showcases original beams and floorboards, a freestanding roll-top bath, and a separate shower. The second bedroom is generous in size and includes built-in storage, while the third double bedroom features exposed stone walls. The family bathroom includes a shower over the bath.

The second floor is a large room that is separate from the rest of the house, making it ideal for guest accommodation or an office.

The front garden is adorned with a variety of shrubs and flower beds, with a path leading straight up to the porchway. The private enclosed rear courtyard is a sun trap and incorporates a small pond and landscaped borders.

Council Tax band: F

Tenure: Freehold

Tysoe is located equally between Stratford-upon-Avon and Banbury just off the A422. The village is well served with many amenities including a health centre, post office, village store, hairdressers and a public house. The village also has its own primary school and a medieval parish church, excellent state and secondary schooling can also be found nearby.



DISCLAIMER

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

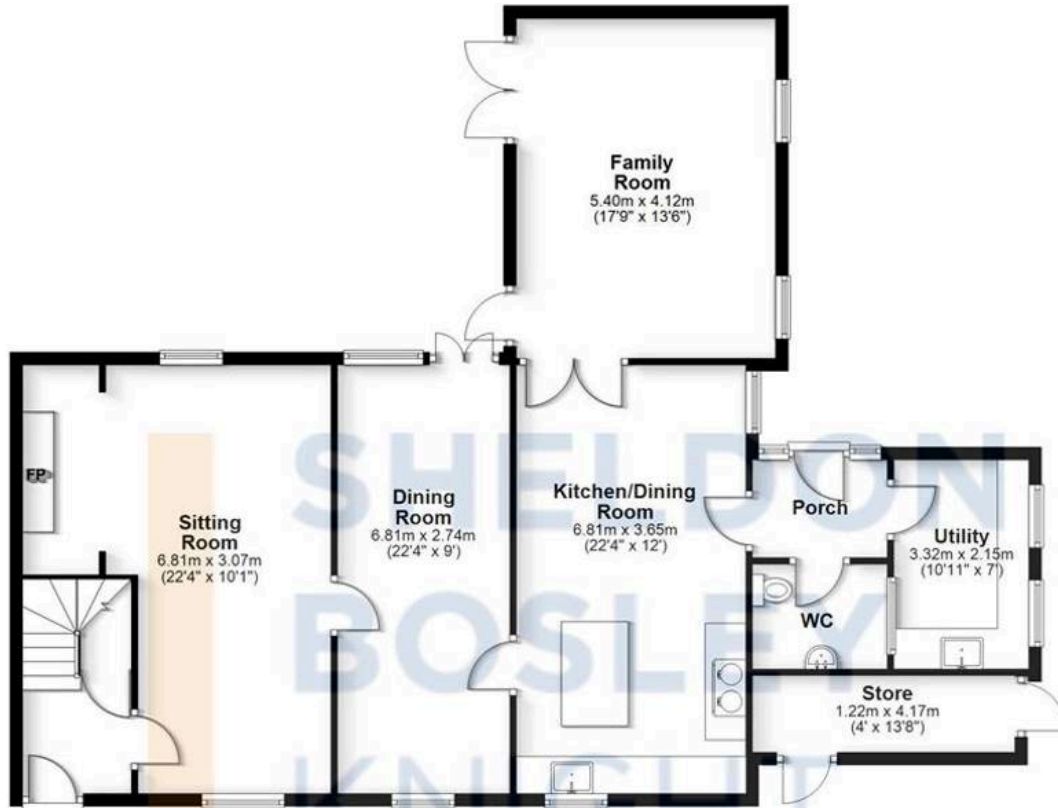
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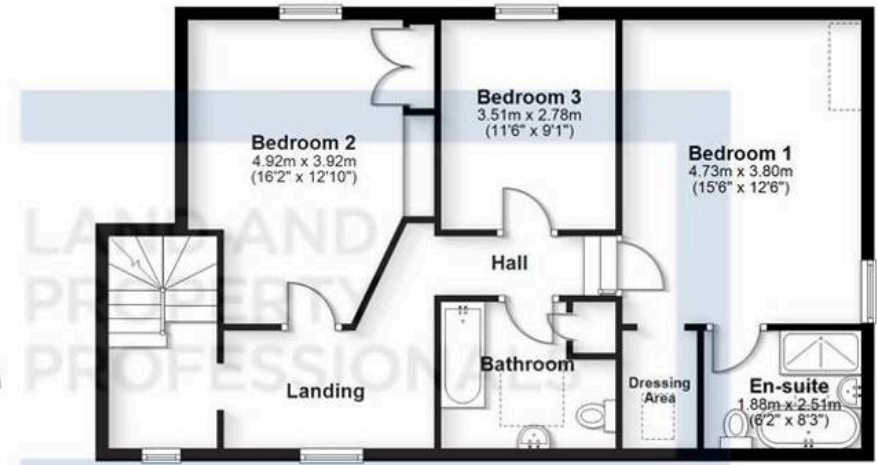
Ground Floor

Approx. 121.4 sq. metres (1307.0 sq. feet)



First Floor

Approx. 77.2 sq. metres (831.1 sq. feet)



Second Floor

Approx. 12.9 sq. metres (138.7 sq. feet)



Total area: approx. 211.5 sq. metres (2276.8 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.



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