



Parke Row, Tysoe

Offers Over **£350,000**

**SHELDON
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LAND AND
PROPERTY
PROFESSIONALS

1 Parke Row

Tysoe, Warwick

A beautifully presented three-bedroom semi-detached house, featuring Horton stone to the front elevation with generous living space, a stylish kitchen/diner extension, a versatile home office and off-street parking, situated in the sought after village of Tysoe. The property has been renovated and modernised by the current owners.

Upon entering, a welcoming entrance hall leads through to a generous sitting room, where a feature log-burning stove provides a charming focal point and a cosy setting for everyday living. To the rear of the ground floor, a thoughtfully extended kitchen/dining room forms the heart of the home, featuring contemporary fitted units, ample worktop space, and skylights that flood the room with natural light. Patio doors open directly onto the rear garden, providing a seamless connection between indoor and outdoor living. A useful utility room, ground floor W/C and separate door to the rear garden add further practicality.

Upstairs, the property benefits from a modern family bathroom with underfloor heating, bath and overhead shower which provides for two well-proportioned bedrooms and a principal bedroom. The spacious principal bedroom features a characterful feature fireplace and bespoke built-in wardrobes, combining period charm with excellent storage.





A particular highlight of the property is the detached home office, installed in 2019 and positioned within the well-maintained rear garden. Fully insulated and benefitting from underfloor heating and wired internet, it provides an ideal space for remote working, a studio, or additional accommodation. The west-facing rear garden is predominantly laid to lawn, complemented by a patio area ideal for outdoor dining, along with useful side access. A brick built shed provides further storage. The front of the property features a gravelled driveway providing off-street parking, bordered by mature shrubs and stone wall.

A fantastic opportunity to acquire a thoughtfully renovated home combining character and modern living a highly sought after village setting.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

Tysoe is a picturesque South Warwickshire village set beneath the Edge Hill escarpment, surrounded by rolling countryside. Conveniently located between Stratford-upon-Avon and Banbury, the village offers a range of local amenities including a shop, post office, health centre, public house and primary school, with excellent secondary schooling available nearby. Combining a strong community feel with easy access to larger towns and transport links, Tysoe is an ideal setting for village living.



DISCLAIMER

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

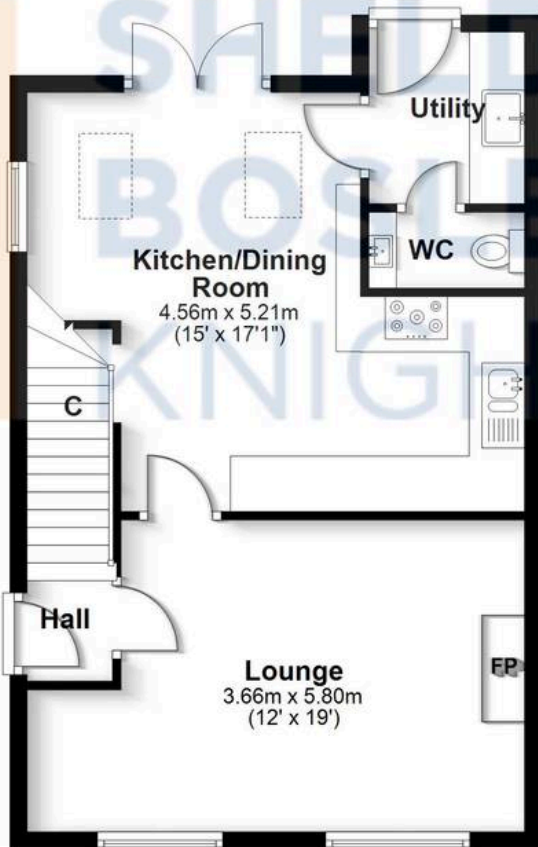
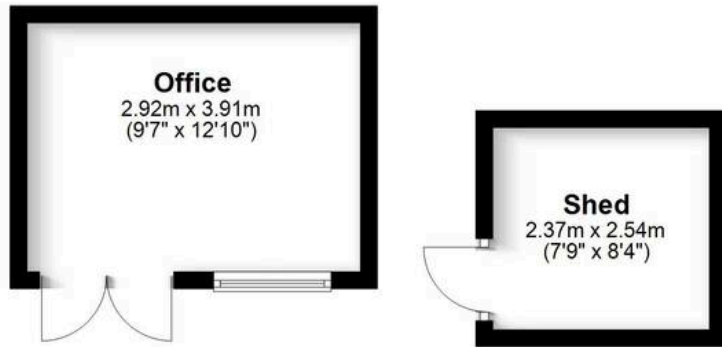
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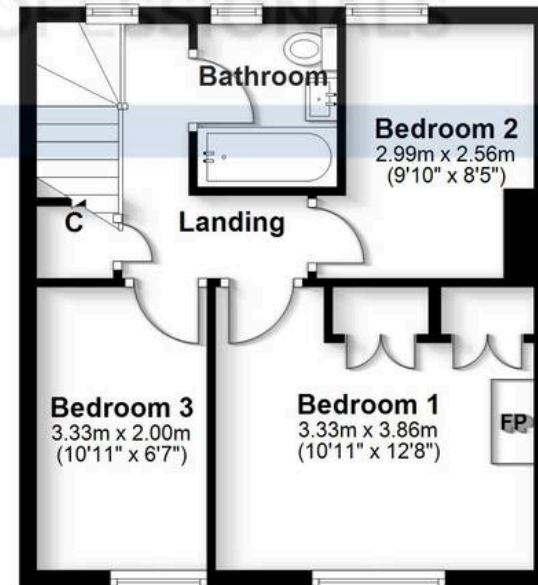
Ground Floor

Approx. 69.9 sq. metres (752.1 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 107.4 sq. metres (1155.9 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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