

Peter Clarke



Chamfered End Saddledon Street, Tysoe, Warwick, Warwickshire, CV35 0SH



- Three Storey Grade II Listed Property
- Four Bedrooms
- Planning Permission Granted to Extend
- Sitting Room with Inglenook Fireplace
- Kitchen/Breakfast Room
- Utility Area
- Garage, Workshop & Off Road Parking
- Walled Garden
- Popular Village Location



£595,000

A Grade II listed three storey Hornton stone property situated at the end of a no through lane in the popular village of Tysoe. Planning permission has recently been granted for a single storey extension and conversion of the workshop 22/0298/FUL (full details available). The accommodation briefly comprises of sitting room, kitchen/breakfast room, utility, shower room, wc and bedroom to the ground floor. To the first floor there are two bedrooms and the second floor has a further bedroom and wc. Outside there is a garage, large workshop and walled garden. Viewing is highly recommended to appreciate the accommodation on offer.

#### ACCOMMODATION

The front door opens into the sitting room which has engineered oak flooring, an inglenook fireplace with wood burning stove, storage cupboards, feature shelving and stairs leading to the first floor. The kitchen/ breakfast room has a range of base, wall and drawer units with work surfaces over, stainless steel sink and drainer, integrated double oven, ceramic hob with extractor above, space and plumbing for a dishwasher. A hallway leads through to the utility area which has space and plumbing for a washing machine and tumble dryer with sliding door to the garden. Shower room with double shower and wash hand basin. Separate wc. Bedroom with office space. FIRST FLOOR . Bedroom with built in wardrobes, feature shelving and dressing table. Bedroom with exposed stone wall and feature shelf. SECOND FLOOR Airing cupboard. Cloak room with wc and wash hand basin. Bedroom with feature beams, built in cupboards, drawers and wash hand basin. OUTSIDE There is a well established, walled garden with access to the workshop and garage. A gate leads out to the off road parking spaces.

#### GENERAL INFORMATION

**TENURE** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Oil fired central heating.

**RIGHTS OF WAY** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band F

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**



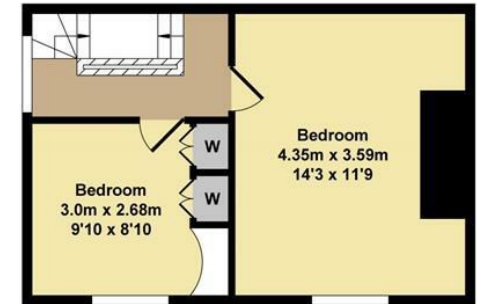
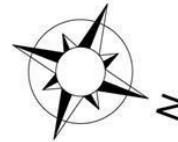
Saddledon Street, Tysoe, Warwick, CV35 0SH  
Total Approx. Floor Area 174.40 Sq.M. (1878 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Garage  
Approx. Floor  
Area 31.10 Sq.M.  
(335 Sq.Ft.)

Ground Floor  
Approx. Floor  
Area 84.10 Sq.M.  
(905 Sq.Ft.)



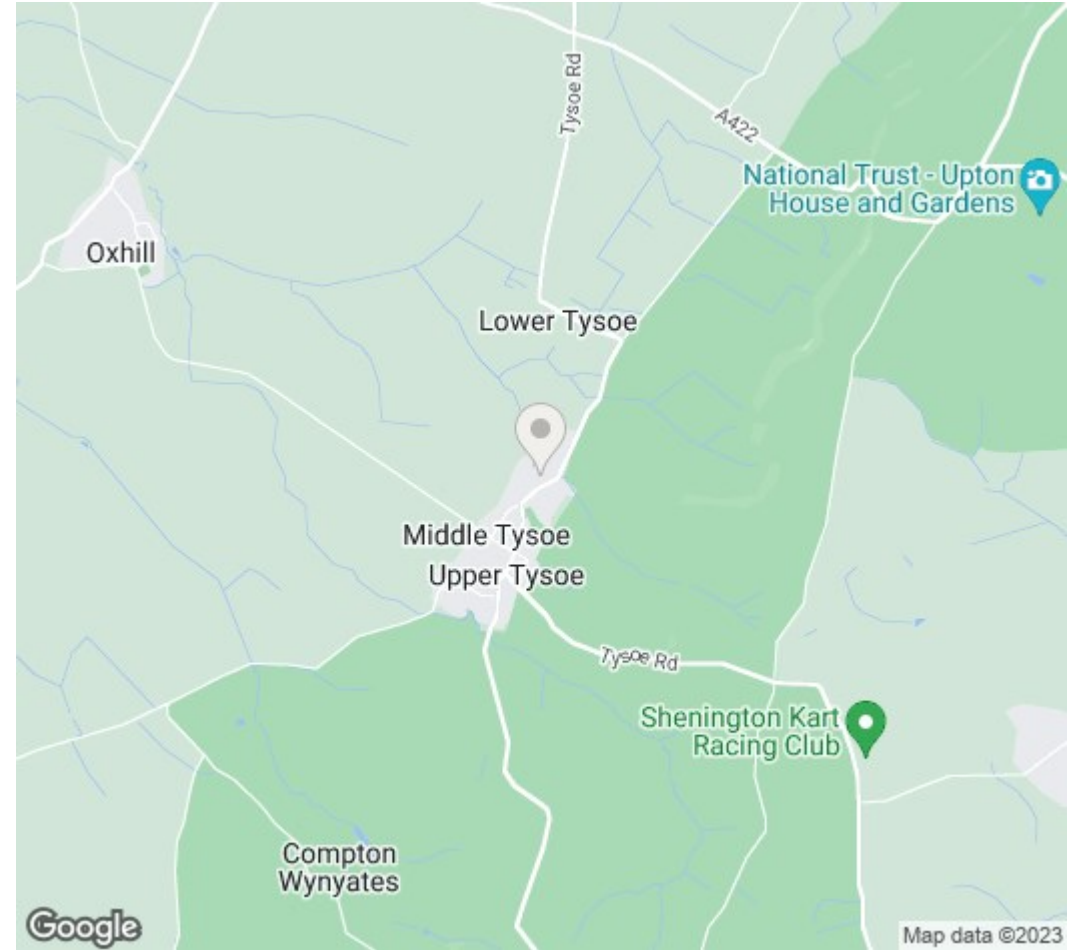
First Floor  
Approx. Floor  
Area 29.60 Sq.M.  
(319 Sq.Ft.)



Second Floor  
Approx. Floor  
Area 29.60 Sq.M.  
(319 Sq.Ft.)







DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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