



Back Lane, Tysoe, CV35 0SJ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This charming 4-bedroom detached cottage is constructed from Hornton stone and brick, built by the renowned Paxton Homes. It offers bright and spacious accommodation throughout and is located in the historical preservation area of Tysoe, designated as an Area of Outstanding Natural Beauty.

Upon entering, you are welcomed by the hallway. The sitting room features a bay window on one end and a patio door on the other, allowing light to flood in from both sides. A lovely fireplace with a wood-burning stove adds to the cosy atmosphere, complemented by built-in shelves in the recess.

The kitchen/dining room boasts a stylish range of units and worktops, complete with high-spec integral appliances and a Quooker hot tap. French doors from this room to the rear garden. A few steps open to a spacious snug/family room overlooking the garden. There is a useful utility room offering good storage space and room for a full-size fridge freezer, a door leads from here to a large study with a storage area that has access to the garden and driveway. Completing the ground floor is a large WC.

Upstairs, the main bedroom is generous in size and features bespoke fitted wardrobes, along with a modern en-suite bathroom that includes a free-standing bath and a separate shower. There are three additional bedrooms, all capable of accommodating double beds. A family bathroom and an airing cupboard complete the upper level.

Outside, the front garden is beautifully landscaped with lavender and other mature plants. The side driveway provides off-road parking and access to the attached former garage, which has been converted into a study and storage area. The rear garden is a lovely private space, featuring a paved patio, a storage shed, a log store, and well-stocked flowerbeds with plants, shrubs, and a mature tree.





Key Features

- Modern and Characterful Accommodation
- 4 Double Bedrooms
- Main Bedroom with En-Suite
- Large Study/Home Office
- Sitting Room with Wood Burning Stove
- Family/Snug Area off Kitchen/Dining Room
- Mature, Private Rear Garden
- Hornton Stone & Brick
- Community Village with Facilities
- Built By Paxton Homes

**Offers Around
£650,000**

Tysoe

Tysoe is on the Oxfordshire / Warwickshire border which is home to a shop, post office, café, public house, primary school, nursery, post office, doctors surgery and an 11th century church. There is easy access to nearby villages and towns with a further range of local shops, amenities, good schools and both road and public transport links even further afield. There are services from Banbury Station to London Marylebone in 59 minutes and the property is just 15 minutes from both Soho Farm House and Stratford Upon Avon.

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Stratford-On-Avon District Council

Council Tax Band: F

EPC Rating: C

Mains water, drainage, and electric are connected to the property. the property has oil fired central heating.

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

Agents Notes

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



EPC Rating - C

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Local Authority
Stratford on Avon District

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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