



WINDMILL WAY, TYSOE

SECCOMBES

ESTATE AGENTS

**8 WINDMILL WAY
TYSOE
NR WARWICK
CV35 0SB**

7.5 miles from Shipston on Stour, 10 miles from Stratford upon Avon and Banbury, 15 miles from Warwick, 7 miles from Junction 12 M40 motorway at Gaydon and 5 miles from Kineton.

A SPACIOUS DETACHED FOUR DOUBLE BEDROOM FAMILY HOUSE WHICH WOULD BENEFIT FROM SOME UPDATING, SITUATED ON THE EDGE OF THE VILLAGE WITH FAR REACHING VIEWS, ATTRACTIVE GARDENS, SINGLE GARAGE AND GOOD OFF ROAD PARKING

Entrance Porch, Entrance Hall, Living Room, Study, Dining/Kitchen/Family Room, Conservatory, Cloakroom Utility/Boiler Room, Landing, Four Double Bedrooms, Family Bathroom, Shower Room, Double Glazing, LPG Gas Fired Heating, Attractive Enclosed Garden adjoining Farmland with far reaching views, Single Garage, Off Road Parking for 4 Cars

**Viewing: Seccombes Estate Agents, Shipston on Stour
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Tysoe is a popular village set in the undulating South Warwickshire countryside about one mile south of the A422 Stratford upon Avon to Banbury Road at the foot of the Edgehill escarpment and close to the South Warwickshire/North Oxfordshire border.

Within the village there is a fine parish Church, public house, general store and post office, together with football and tennis clubs, hairdressers, popular primary school and doctors' surgery.

The village is well located with junctions 11, 12 and 15 of the M40 motorway at Banbury, Gaydon and Warwick respectively.

In addition, there is a mainline station at Banbury with trains south to Oxford and London (Marylebone in just under an hour) and north to Birmingham, the NEC and Birmingham International Airport.

The surrounding countryside offers many walks, cycling, horse riding and other outdoor pursuits.

8 Windmill Way is a spacious detached four double bedroom family house situated on the edge of the village with far reaching views out over the surrounding countryside.

It is understood the property was built in the mid 1990's. It is considered the house would benefit from some updating and offers the opportunity to create a wonderful family home in a popular village.

In addition to the two principal reception rooms there is spacious "L" shaped dining/kitchen/family room with single glazed and timber framed conservatory off. Beyond the kitchen and converted from the former garage is the utility/boiler room beside which is a single integral garage.

To the front the house is set well back from Windmill Way with a tarmac driveway offering good off road parking.





To the back is an attractive principally lawned garden adjoining farmland with far reaching views. The accommodation briefly comprises:

Enclosed Porch to Entrance Hall stairs to first floor with **Cloakroom** off.

Living Room with open fireplace with brick surround, quarried tiled hearth and mantel shelf.

Study with bow window with double French doors leading out into the back garden, far reaching views.

Dining/Kitchen/Family Room "L" shaped with one and a half bowled single drainer sink unit with fitted cupboards under, fitted base units with work surfaces over, fitted wall units, LPG gas fired Rayburn (not tested) plumbing for washing machine door to

Utility Boiler Room with Viessmann LPG boiler for central heating and hot water, glazed china sink, half glazed door to side walkway. Glazed door to integral **Single Garage**.

First floor **Landing** with **airing cupboard** with insulated hot water tank.

Bedroom One with built in double wardrobe adjoining which is the **Shower Room** with shower cubicle, w.c., wash hand basin.



Bedroom Two with built in double wardrobe.

Bedrooms Three and Four both overlook the back garden with far reaching views over the surrounding countryside.

Family Bathroom with bath with shower attachment, w.c., wash hand basin.

Outside to the **Front Garden** is principally lawned with flower and shrub borders and a tarmac driveway in front of the Single Integral Double Garage offering Off Road Parking for four cars.

The side walkway leads around to the enclosed **Back Garden** about 51'0"/15.55m deep x 41'0"/12.50m deep is west facing adjoins ridge and furrow farmland with far reaching views over the surrounding countryside.

Immediately adjoining the house and approached from the study is a paved **Patio** beyond which the garden is principally lawned with flower and shrub borders and Hornbeam/Beech hedge adjoining the farmland. **Timber Garden Shed**

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

Council Tax This is payable to Stratford on Avon District Council. The property is listed in band F.



Fixtures and Fittings All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services Mains electricity, water and drainage are connected to the property. LPG gas-fired boiler for central heating and hot water.

It should be noted the gas fired Rayburn in the dining/kitchen/family room has not been used for 15/20years and the vendors accept no responsibility as to its condition. Prospective purchasers should satisfy themselves with regard to it's condition.

Energy Performance Certificate

Current: 39 (E) Potential: 53 (E)

Directions

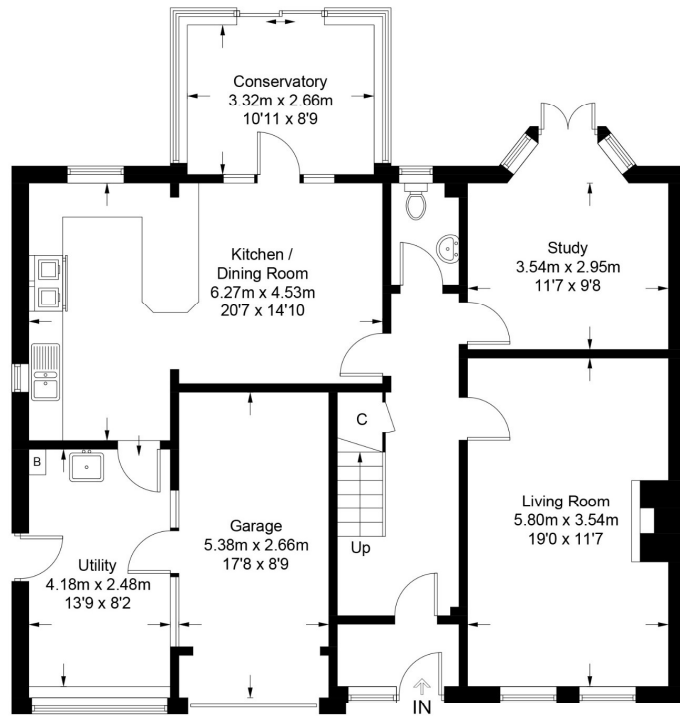
From the War Memorial in the centre of the village proceed along Sandpits Road. At the "T" junction with the Oxhill Road turn right and immediately left into Windmill Way. 8 Windmill Way is situated on the right after about 50 yards.

Postcode CV35 0SB

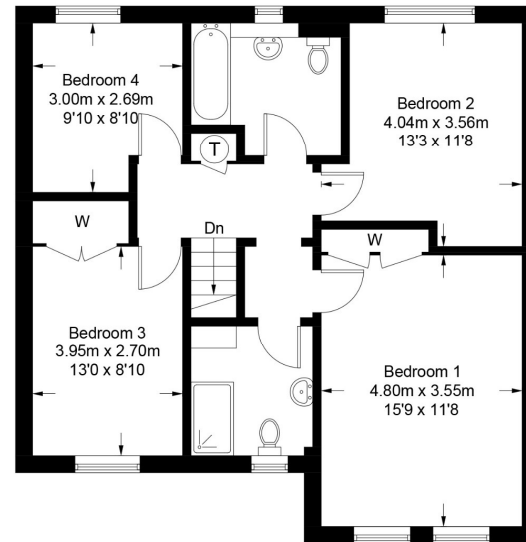
IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S3201/F005/09.09.2024



Ground Floor (Including Garage)
112.6 sq m / 1212 sq ft



First Floor
70.6 sq m / 760 sq ft

Approximate Gross Internal Area = 183.2 sq m / 1972 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1123429)

