



INS STABLES, UPPER TYSOE, WARWICK

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**3 BALDWINS STABLES
UPPER TYSOE
WARWICK
CV35 0TX**

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 CHARMING TWO DOUBLE BEDROOM VILLAGE COTTAGE CONVERTED FROM A FORMER BARN WITH ATTRACTIVE ENCLOSED GARDEN, OFF-ROAD PARKING AND CAR PORT.

Entrance Hall, Living Room, Kitchen/Breakfast Room, Landing, Two Double Bedrooms (each with built-in wardrobes), Family Bathroom. Oil-Fired Heating. Double Glazing. Attractive Enclosed Landscaped Garden. Off-Road Parking.

Viewing through:

Seccombes Estate Agents, Shipston on Stour

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www.seccombesestateagents.co.uk



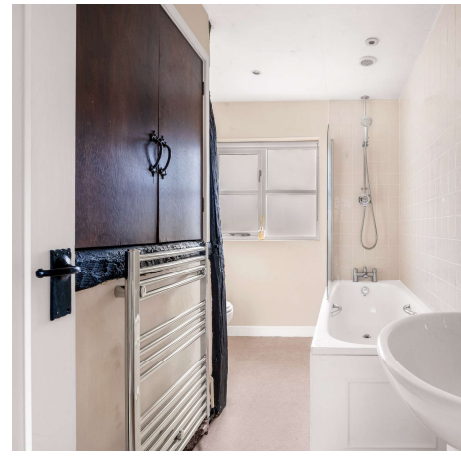
Tysoe is a popular village set in the undulating South Warwickshire countryside about one mile south of the A422 Stratford upon Avon to Banbury Road at the foot of the Edgehill escarpment and close to the South Warwickshire/North Oxfordshire border. Within the village there is a fine parish Church, public house, general store and post office, together with football and tennis clubs, hairdressers, a popular primary school and doctors' surgery. The village is divided into three sections, Upper, Middle and Lower Tysoe.

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.

3 Baldwins Stables is a charming and well-presented mid-terrace two-double bedroom village cottage, converted from a former stable and is one of five properties situated in an attractive courtyard setting.

The cottage offers spacious and well-proportioned accommodation with an attractive enclosed landscaped garden offering privacy to the rear. There is a car park space on to the courtyard with a single carport adjoining. The accommodation briefly comprises:



posed painted beams, stairs to first floor.
 en fireplace with stone surround, timber
 e hearth, exposed painted beams, walk-
 upboard.

oom with single stainless steel sink unit
 d under and space with for washing
 units with work surface over, fitted wall
 c double oven with four-ring ceramic hob
 od above, ceramic tiled floor, half glazed

floor **Landing.**

ble aspect with two built-in double

with bath with Aqualisa shower unit and
 w.c., wash hand basin, heated towel rail,
 insulated hot water cylinder.

ooking the back garden with two built-in
 exposed painted timbers.

the gravelled courtyard with off-road
 ed path leads up to the front door with
 ders to either side.

Situated across the courtyard (third from the left), is the single car port with fitted shelf.

To the back and approached from either the kitchen/breakfast room or down a pathway off Baldwins Lane is the attractive landscaped south and west-facing **enclosed garden** which offers privacy and is about 28'0"/8.50m wide x 23'0"/7.01m deep. Immediately adjoining the cottage is a paved patio, beyond which is a circular lawned area with central paved area surrounded by flower and shrub borders. Timber garden shed. Oil tank

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 C.

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 provided for the property. Grant oil-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: E (52) Potential: B (8)

Directions

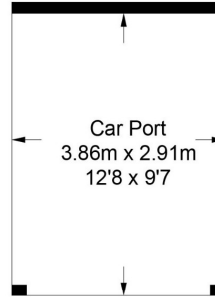
From the War Memorial in the centre of the town, turn right for Shipston on Stour. Continue past the church and Oxhill. After about a further 200 yards Bank Farm is on the right.

What3words:///elbowed.odds.questions

IMPORTANT NOTICE

These particulars have been prepared in good faith for guidance only. They are intended to give a general impression of the property, but do not constitute part of any contract. The photographs show the property and aspects as at the time they were taken. We have not carried out a survey on the property, nor do we provide services, appliances or any specific fittings. All measurements or distances we have referred to are for guide only and are not precise.

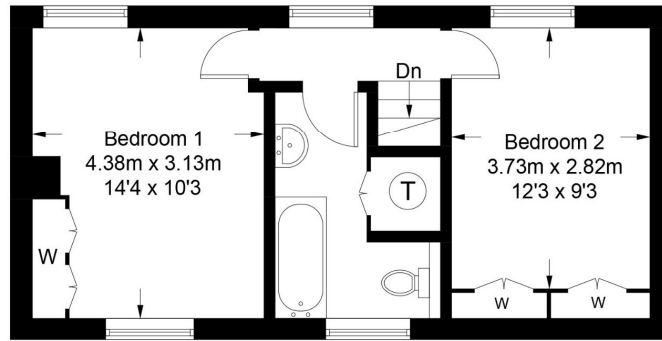
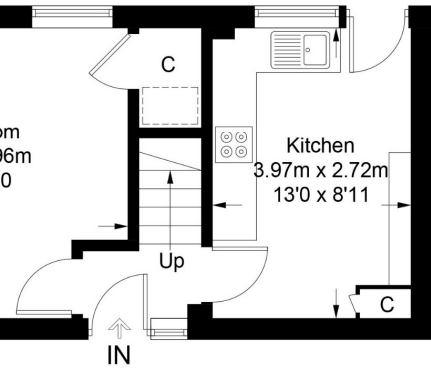
MFF/S32



(Not Shown In Actual Location / Orientation)



Bedroom below 1.5m / 5'0



First Floor

Approximate Gross Internal Area = 69.7 sq m / 750 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1180056)



Picture"

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