



3 BALDWIN'S STABLES, UPPER TYSOE, WARWICK

SECCOMBES

ESTATE AGENTS

**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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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 car parking on the courtyard, together with a single carport adjoining. The accommodation briefly comprises:



Entrance Hall with exposed painted beams, stairs to first floor.

Living Room with open fireplace with stone surround, timber mantelshelf and stone hearth, exposed painted beams, walk-in understairs store cupboard.

Kitchen/Breakfast Room with single stainless steel sink unit with fitted cupboard under and space with for washing machine, fitted base units with work surface over, fitted wall units, Zanussi electric double oven with four-ring ceramic hob over and extractor hood above, ceramic tiled floor, half glazed door to garden.

Stairs rise to the first floor **Landing**.

Bedroom One double aspect with two built-in double wardrobes.

Family Bathroom with bath with Aqualisa shower unit and shower screen over, w.c., wash hand basin, heated towel rail, **tank cupboard** with insulated hot water cylinder.

Bedroom Two overlooking the back garden with two built-in double wardrobes, exposed painted timbers.

To the front, from the gravelled courtyard with off-road parking, a paved path leads up to the front door with shrub and flower borders 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 connected to the property. Grant oil-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: E (52) Potential: B (84)

Directions

From the War Memorial in the centre of the village head south for Shipston on Stour. Continue past the righthand turn to Oxhill. After about a further 200 yards Baldwins Stables is on the right.

Postcode CV35 0TX

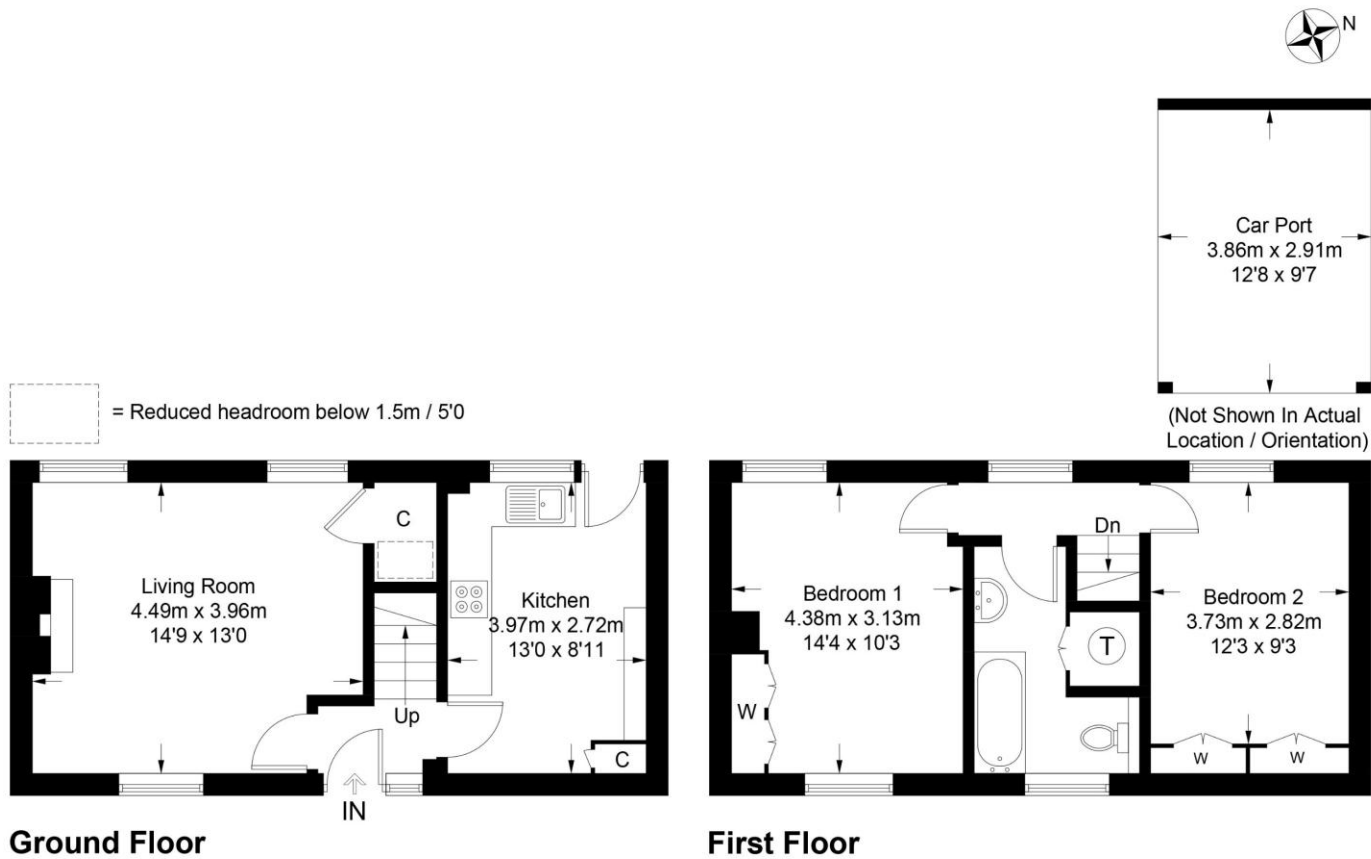
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IMPORTANT NOTICE

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/S3222/F005/04.04.2025

FLOOR PLANS



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

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

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