



17 WINDMILL WAY, TYSOE, WARWICK

SECCOMBES

ESTATE AGENTS

**17 WINDMILL WAY
TYSOE
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 WONDERFUL AND WELL-PRESENTED DETACHED FAMILY HOUSE WITH FOUR DOUBLE BEDROOMS QUIETLY LOCATED WITH LARGE DOUBLE GARAGE, GOOD OFF-ROAD PARKING AND AN ATTRACTIVE ENCLOSED GARDEN

Entrance Hall, Living Room, Dining/Kitchen/Family Room, Study, Cloakroom, Utility Room, Galleried Landing, Four Double Bedrooms with The Master Bedroom having a Walk-Through Dressing Area and Ensuite Shower Room, Family Bathroom. uVPC Double Glazing. LPG Gas Fired Heating. Large Integral Double Garage with Workshop Area. Good Off-Road Parking. Attractive Enclosed Landscaped Garden.

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, 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.

17 Windmill Way is a wonderful, well-presented detached family house set in a quiet location towards the western edge of the village.

The spacious and well-proportioned accommodation includes four double bedrooms with a gallery landing on the first floor. On the ground floor, in addition to the living room there is a large dining/kitchen/family room (with French doors out to the garden), study and utility room.

In addition, there is a large double garage with workshop area, good off-road parking and an attractive landscaped garden. The accommodation briefly comprises:





Entrance Hall with tiled floor with **Cloakroom** off with w.c. and wash hand basin.

Living Room with fireplace incorporating Living Flame gas fire, timber surround and mantel shelf with wrought iron inset, granite hearth, glazed double doors lead through to

Dining/Kitchen/Family Room with two pairs of uPVC double glazed doors leading out onto the garden patio. The kitchen area incorporates a one and a half bowl and single drainer and stainless steel sink unit with fitted cupboards under, fitted base units with work surface over, fitted wall units with concealed lighting under, Bosch double oven, AEG four-ring gas hob with extractor hood above, tiled floor.

Study with fitted shelving.

Utility room with single stainless steel sink unit and drainer with fitted cupboard under, built-in work surface, plumbing for washing machine, dryer point, Worcester LPG gas-fired boiler for central heating and hot water, half glazed uPVC door to back garden and door to

Large **Integral Double Garage** with power and light connected, workshop area.

Stairs lead up to the spacious **Galleried Landing** with **Sitting/Study area**, shelved airing cupboard with insulated hot water cylinder.



Bedroom One with walkthrough dressing area with two built in double wardrobes leads through to the **Ensuite Shower Room** with shower cubicle, w.c., wash hand basin, heated towel rail.

Three further Double Bedrooms, one with a built-in double wardrobe.

Family Bathroom with bath with shower and shower screen over, w.c., wash hand basin with cupboard under, fitted mirror.

Outside to the front the **Garden** is open plan and principally lawned with the adjoining tarmacadam driveway offering good **Off-Road Parking** for two/four cars.

To the back an attractive enclosed **Landscaped Garden** about 35' 0"/10.70m deep x 58' 0"/17.70m wide. Immediately adjoining the house a large stone paved patio beyond which the central lawned area surrounded by well stocked flower and shrub borders. **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 G.



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. Worcester LPG gas fired boiler for central heating and hot water. LPG gas hob and living flame fire.

Energy Performance Certificate

Current: 47 (E) Potential: 61 (D)

Directions Postcode

CV35 0SB

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. 17 Windmill Way is situated on the left after about 75 yards.

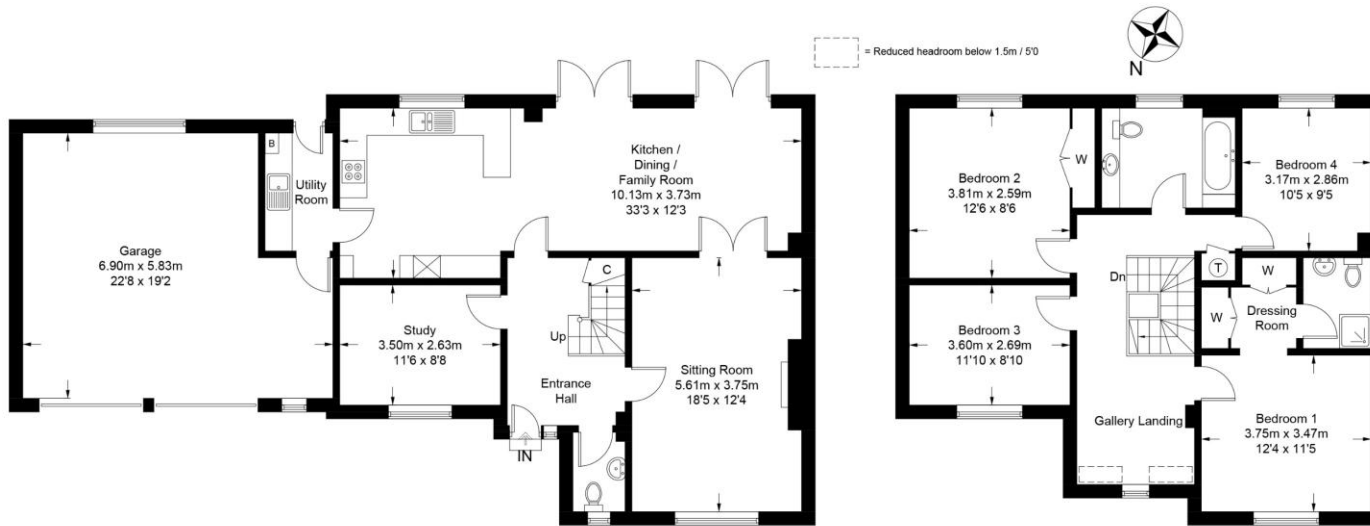
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IMPORTANT NOTICE

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/S3228/F005/31.03.2025

FLOOR PLANS



Ground Floor
121.3 sq m / 1306 sq ft

First Floor
80.4 sq m / 865 sq ft

Approximate Gross Internal Area = 201.4 sq m / 2168 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1184257)



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