

THE PROPERTY



BARN COTTAGE
2 DINSDALE FARM
BALDWINS LANE
UPPER TYSOE
WARWICKSHIRE CV35 0TX

Situated 5 miles from Kineton, 10 miles from Stratford-upon-Avon and Banbury, 15 miles from Warwick and 7 miles from Junction 12 of the M40 Motorway at Gaydon.

**A CHARMING MID-TERRACE BARN
CONVERSION IN A SECLUDED
POSITION OF THIS POPULAR VILLAGE**

Entrance Hall, Living Room, Kitchen/Dining Room, Two Double Bedrooms, Bathroom, Enclosed rear garden, Garage, Parking. EPC Band D

Viewing through: Kineton office
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Tysoe is a South Warwickshire village situated about one mile south of the A422 Stratford-upon-Avon to Banbury road at the foot of the Edgehill Escarpment close to the South Warwickshire/North Oxfordshire border.

The village has a parish church, a public house, a general store, Post Office, Primary School and doctor's surgery. The surrounding countryside offers varied and attractive walks, cycling and riding.

Tysoe village is about 7 miles from Junction 12 of the M40 Motorway at Gaydon, which gives road access to Oxford and London to the south and Birmingham and the Midlands to the north. There is a main line station at Banbury with trains south to Oxford and London, and north to Birmingham.

Barn Cottage forms one of four individual properties in a secluded position in the heart of this popular village. Understood to have been converted in the early 1970's, the property comprises a mid terrace barn conversion which is presented to an excellent standard following a number of recent improvements.

Accessed by a private drive at the end of Baldwins Lane and out of view from the street, the property has undergone redecoration including new flooring to most of the two-storey accommodation. Replacement kitchen, Cedar clad entrance porch

and a multi fuel stove. Combined with exposed stonework, timbers and a pretty cottage garden, the result is a delightful, charming barn conversion.

THE GROUND FLOOR

Entrance Hall

Tiled floor, feature windows to front, staircase to first floor and connecting door to:

Living Room

Double aspect to front and rear of the property. A spacious room with exposed stonework, exposed beams and engineered oak parquet flooring. Range of built-in under stairs storage cupboards, multi-fuel stove, stone fireplace with flagstone hearth and connecting door to:



Kitchen/Breakfast Room

Fitted with attractive cream kitchen units, under solid wood worktops to opposite walls, including inset ceramic single bowl sink with inset drainer and mixer tap. Range of matching wall cupboards and plate racks over, space for washing machine and fridge freezer. Inset AEG four ring induction hob with extractor hood over and high-level built-in stainless steel double electric oven to side. Tiled floor. Part glazed door and windows with outlook over the rear garden.



THE FIRST FLOOR

Landing

with the Velux window to front and access to loft storage space.



Bedroom One

Outlook to the front of the property, built-in wardrobe and built-in airing cupboard with prelagged hot water cylinder. Access to eaves storage space.

Bedroom Two

Outlook to the rear of the property. Exposed beam.



Bathroom

Fitted with a white three-piece suite comprising corner bath with shower over, pedestal wash hand basin, close coupled WC, obscured Velux window to rear, radiator and extractor fan.

OUTSIDE

To the front of the property is a communal gravel driveway, providing parking, and lawn front garden with paved path leads to front door of the property.

Single garage on block with up and over door, electric light and power supply storage to roof space.

To the rear of the property is an enclosed and secure west facing garden, laid partly to lawn with paved seating areas adjoining the rear of the property and to the opposite end of the garden. Well stocked with a range of mature shrubs and plants and trees. Outside lighting.



GENERAL INFORMATION

Tenure

The property is offered Freehold with Vacant Possession.

Services

Mains water, electricity and drainage are connected. Oil fired heating. Boiler located at the front of the property.

Energy Performance Certificate

Current: 55 Potential: 84 Rating Band: D

Council Tax

Payable to Stratford-on-Avon District Council and Barn Cottage is listed in Band D.

Fixtures and Fittings

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

Directions

From the centre of the village, proceed South passing the old fire station on the left-hand side and continue past Oxhill Road and Old Tree Lane on the right-hand side, where Baldwins Lane will be the next turning on the right hand side. The gravel entrance to Dinsdale Farm will be found at the end of Baldwins Lane where the road returns to the main street. Turn into the gravel drive and proceed around to the left where the property will be found.

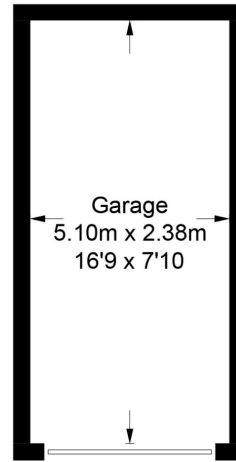
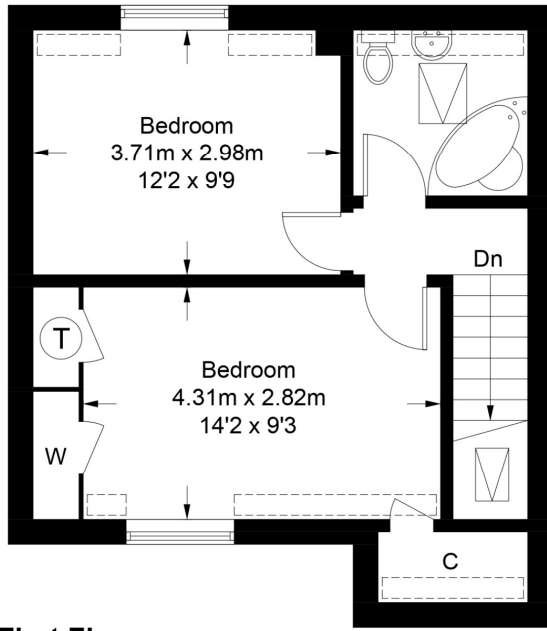
IMPORTANT NOTICE

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.

AJC/2097/29.05.2021.

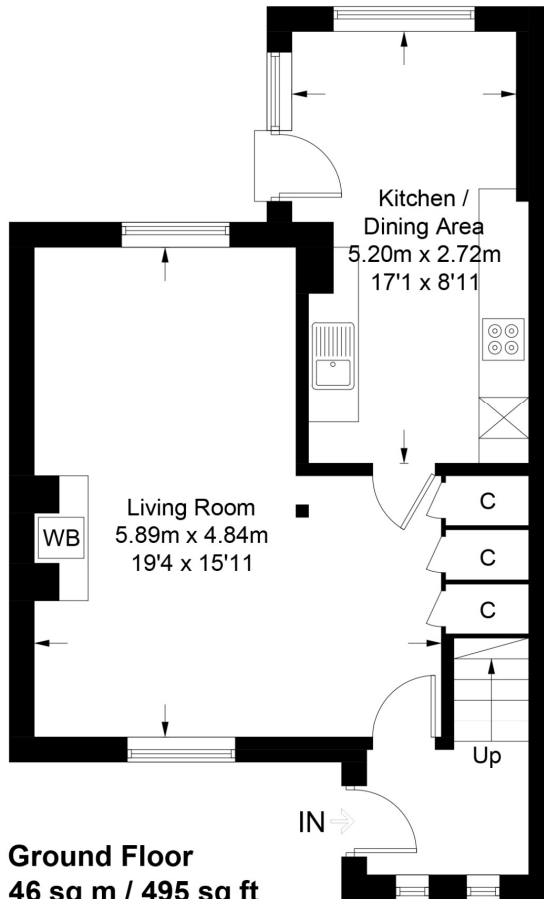


= Reduced headroom below 1.5m / 5'0



First Floor
36.9 sq m / 397 sq ft

(Not Shown In Actual
Location / Orientation)



Ground Floor
46 sq m / 495 sq ft

Approximate Gross Internal Area = 82.9 sq m / 892 sq ft
Garage = 12.2 sq m / 131 sq ft
Total = 95.1 sq m / 1023 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID765314)