



STABLING, UPPER TYSOE

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**STABLING
BALDWINS LANE
UPPER TYSOE
WARWICKSHIRE
CV35 0TX**

5 miles from Kineton
7 miles from Shipston-on-Stour
10 miles from Stratford-upon-Avon and Banbury,
15 miles from Warwick and Leamington Spa
7 miles from Junction 12 of the M40 Motorway at
Gaydon

**A CHARACTER FOUR BEDROOM
DETACHED HORNTON STONE HOUSE
WITH SHELTERED ENCLOSED SOUTH
FACING REAR GARDEN IN QUIET
BACK STREET.**

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen Breakfast Room
- Study
- Guest WC & Utility
- Four Bedrooms
- En-suite shower room
- Bathroom
- Enclosed South-facing Garden
- Driveway
- EPC Rating E

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
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Upper 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, Football & Tennis clubs, Hairdresser, Primary School and Doctor's surgery.

The 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.

The surrounding countryside offers a wealth of walks, cycling, horse riding and outdoor pursuits, with the Cotswold Hills a few miles distant.

Stabling is understood to date back approximately 250 years and originates from stables adjoining the neighbouring property. With a wealth of features for added character, including exposed timbers and open fire place, the property is situated in the centre of the village in a quiet back street within walking distance of the village facilities and school. The property is well presented and in an excellent decorative condition throughout. It also benefits from oil fired central heating. The accommodation is arranged on two floors and all measurements are approximate.

GROUND FLOOR

Entrance Hall with exposed beams, window to front and side, understairs storage and stairs to first floor. **Sitting Room** L-shaped with double aspect to front and rear, exposed beams, stone fireplace with mantle, French doors to rear garden and patio, exposed stone feature wall. **Dining Room** Exposed beams, stable door and window to rear garden. **Kitchen /Breakfast Room** Exposed beams with a range of floor and wall units; 1 ½ bowl stainless steel sink with drainer, plumbing for dishwasher, oven, ceramic hob and hood, tiled floor, space for fridge freezer or dishwasher. Double aspect to front garden and rear **Study** Double aspect to front and side of the property, connecting door to: **Utility** window to side, close

coupled WC, wash hand basin, space and plumbing for washing machine, oil fired boiler.

FIRST FLOOR

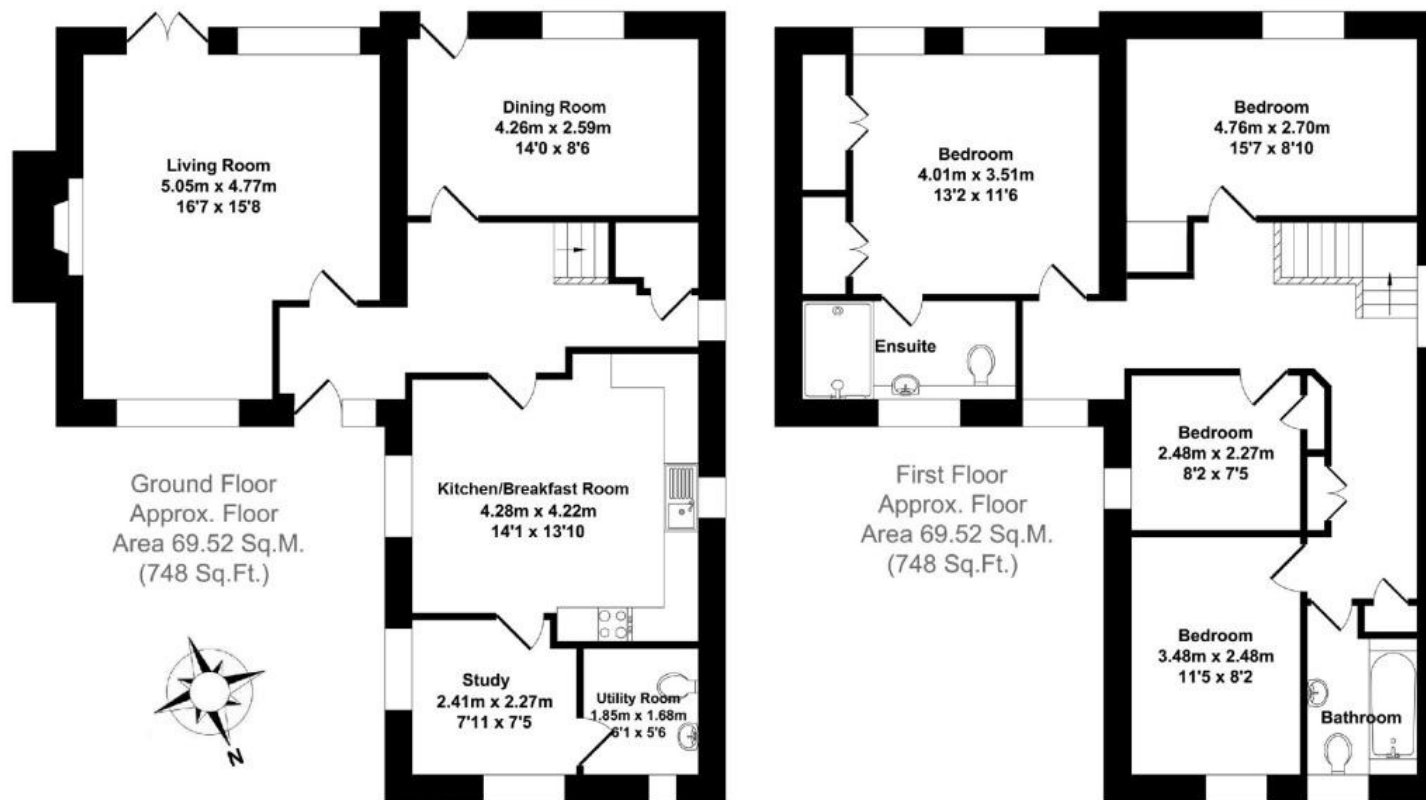
Landing exposed beams, windows to front and rear, linen cupboard, airing cupboard. **Bedroom One** with walk-in double wardrobes, **Ensuite shower room** with enclosed shower, vanity wash hand basin unit and WC window to front. **Bedroom Two** fitted wardrobe with rail and shelving and radiator, window to rear. **Bedroom Three** Exposed beams, window to front. **Bedroom Four** Exposed beams, built in cupboard, window to front. **Bathroom** with bath, pedestal washbasin, WC and heated towel rail, window to side.

OUTSIDE

To the front of the property, a gravel drive from Baldwins lane provides parking for two vehicles. Steps lead up to a lawn front garden with paved pathway leading to the front door. Outside lighting.

To the side of the property, a pedestrian gate leads to passageway to the rear garden. Enclosed and laid partly to lawn, with a patio adjoining the rear of the house, wood store and mature flower beds. Pathway leads to bark covered play area and large garden shed.





All items illustrated on this plan are included in the Total Approx. Floor Area 139.04 Sq.M. (1496 Sq.Ft.)

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains drainage, electricity and water are connected to the property. Central heating is via an oil-fired boiler.

Council Tax

Payable to Stratford District Council.

Listed in Band E

Energy Performance Certificate

Current: 40 Potential: 73 Band: E

Fixtures and Fittings

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

Directions

CV35 0TX

From the center of the village proceed South passing the turning to Shenington and take the narrow right hand turn into Baldwins Lane. The property will be found a short distance along on the left-hand side.

What3words

///asterisk.fuss.maple

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.

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