



LADIES ORCHARD, MIDDLE TYSOE

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**LADIES ORCHARD
MAIN STREET
MIDDLE TYSOE
WARWICKSHIRE
CV35 0SW**

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

**ENJOYING A SECLUDED POSITION AT
THE END OF A PRIVATE DRIVE IN THE
CENTRE OF THE VILLAGE, A
BEAUTIFULLY PRESENTED, TWO
BEDROOM BUNGALOW**

- Entrance Hall
- Sitting Room
- Kitchen / Dining Room
- Utility Room
- Two Bedrooms
- Bathroom
- Gardens
- Driveway & attached Garage
- Electric car charging point
- EPC Rating D

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
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Middle 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.

Ladies Orchard enjoys a secluded private position in the heart of the village to the rear of a neighbouring property. Approached by a gravel driveway, the property is understood to have been constructed in approximately 1996 of Hornton Stone under a tiled roof. Attached to the neighbouring property by the large single garage, the property is presented to an excellent standard by the current owners of the last nine years.

Recent works include replacement boiler, redecoration, replacement flooring, multi fuel stove to the sitting room, replacement windows, internal doors and stylish contemporary kitchen with integrated appliances.

GROUND FLOOR

Entrance Hall with obscured window to front, solid wood front door with inset window lights. Access to loft, built-in storage cupboard with light, radiator, shelving and hanging rail. **Sitting Room** with outlook to the front of the property with glazed double doors and windows either side. Feature solid fuel stove. **Kitchen / Dining Room** fitted with range of matching gloss kitchen units to two walls under an L-shaped granite effect work top. Inset stainless steel 1 1/2 bowl single drainer sink with mixer tap over. Range of built-in drawers, cupboards. Range

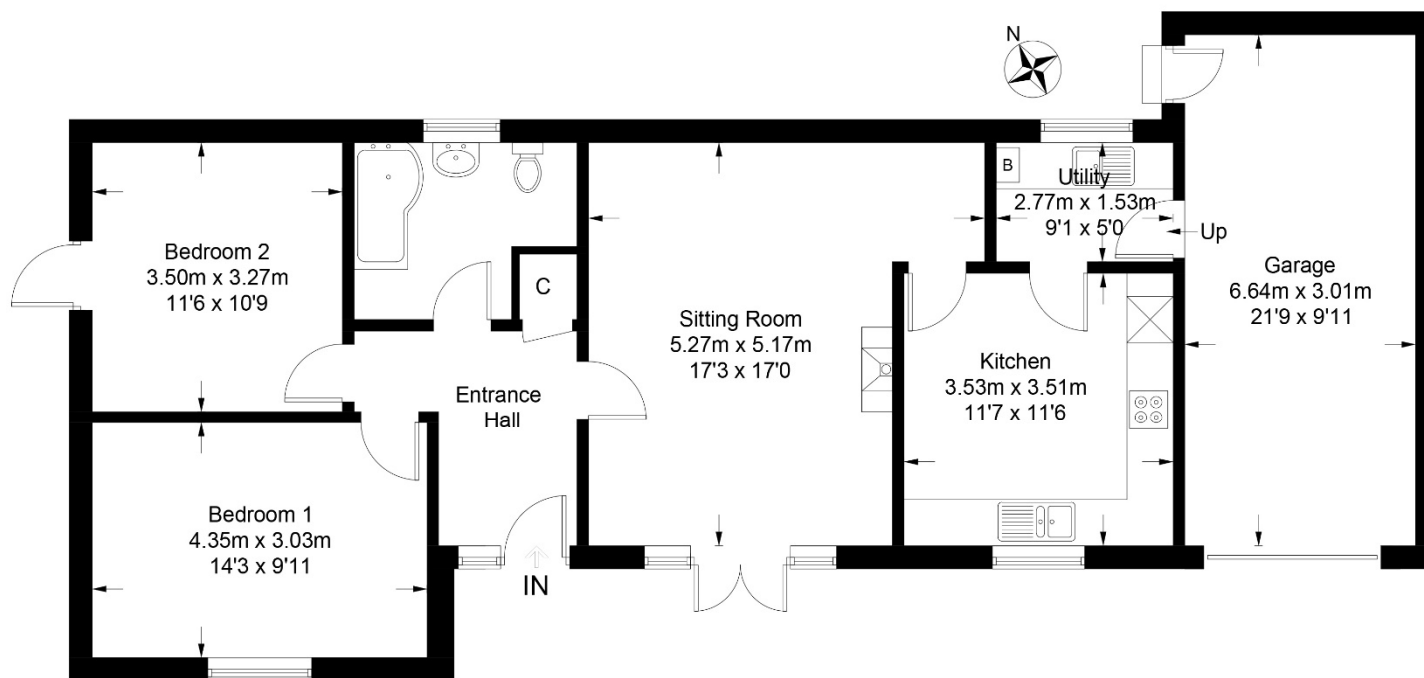
of built-in appliances including; fridge, dishwasher, electric induction hob with extractor hood over. Built in high-level double electric oven. Range of matching wall cupboards over, tiled splash back to work surfaces. Outlook to the front of the property. Connecting door to **Utility Room** fitted with matching units under matching granite effect worktop with inset stainless steel single bowl single drainer sink with mixer tap over. Space and plumbing for washing machine. Floor standing oil-fired combination boiler. Window to rear connecting door to garage. **Bedroom One** with outlook to the front of the property. **Bedroom Two** with outlook and glazed door to garden. **Bathroom** fitted with a white suite comprising p-shaped bath with mixer tap. Wall-mounted shower over with glazed shower screen. Pedestal wash hand basin, close coupled WC, towel radiator, part tiled walls, extractor fan and obscured glazed window to rear.

OUTSIDE

To the front of the property, a gravel driveway leads to picket fence with double gates and low level stone wall opening to parking area for several vehicles. Paved steps and walkway lead to front door with outside lighting. Ornamental flowerbeds, trees, shrubs, and bushes. Electric car charging point. **Garage** with electric roller door, an excellent size garage with work top to one end, electric light and power supply, water supply, access to loft storage space. A personal door returns to the Utility Room and additional part glazed door open to the rear garden.

A gravel pathway to the rear of the property with outside lighting and outside water supply leads to a west facing garden. Laid predominantly to lawn with feature circular patio to center. Mature flowerbeds, shrubs, and plants to borders. **Greenhouse**. **Garden shed**. Outside power supply.





Ground Floor

Approximate Gross Internal Area = 101.4 sq m / 1091 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID916956)

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are understood to be connected to the property. Central heating is provided by oil-fired boiler in the Utility Room.

Council Tax

Payable to Stratford District Council.

Listed in Band E

Energy Performance Certificate

Current: 64 Potential: 79

Rating: D

Fixtures and Fittings

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

Directions

CV35 0SW

From the village centre and the facilities, proceed South along Main Street and take the gravel driveway on the right-hand side opposite the old Fire Station and identified by our For Sale board.

What3Words

///revisits.renamed.rails

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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