

COWSLIP COTTAGE

LOWER TYSOE, WARWICKSHIRE, CV35 0BZ



savills

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Distances and Times Approximate:

Kineton 3.8 miles, Shipston-on-Stour 7 miles
Banbury 9 miles (London Marylebone from 56 minutes)
Stratford-upon-Avon 11.5 miles, Warwick 15.5 miles
Birmingham 35.7 miles, M40 (J12) 7.4 miles
Birmingham International Airport 33.5 miles

Attractive contemporary home
finished to a high standard in an
edge of village location

Entrance hall, sitting room, open plan kitchen/dining room,
utility room, WC

Master bedroom with en suite shower room,
two further bedrooms, family bathroom

Lawn garden to the front and rear of the house,
with a terrace to the rear

Double garage and off street parking

In all about 143 sq m (1,537 sq ft)

YOUR ATTENTION IS DRAWN TO THE IMPORTANT NOTICE ATTACHED
TO THESE SALE PARTICULARS.





SITUATION

Cowslip Cottage is located in the hamlet of Lower Tysoe, on the edge of the attractive village of Tysoe, close to the Oxfordshire / Warwickshire border. The village benefits from a post office, shop, public house, café, primary school, doctors surgery with dispensary and an 11th Century Church.

Local amenities can be found in Kineton and Shipston-on-Stour, which provides a range of facilities, including Co-ops, local delis, florists and a variety of pubs, restaurants and shops, doctors and community hospital. More extensive leisure and shopping facilities can be found at Banbury and Stratford-upon-Avon, which both have a Waitrose and M&S.

There is an extensive range of well-respected state, grammar and private schools locally, including Kineton High School, King Edward VI Grammar (Stratford) and Stratford Girls Grammar School, Warwick (Boys) and Kings High (Girls) in Warwick, Kingsley School (Leamington Spa), Rugby, Princethorpe College and Bloxham. Prep schools include The Croft Preparatory School (Stratford), St Johns Priory (Banbury), Warwick Prep and Arnold Lodge (Leamington Spa).

Access onto the national motorway system is at Junctions 11 and 12 of the M40. Good train services to London Marylebone from Banbury from 56 minutes and to Birmingham from Warwick Parkway from 20 minutes. Birmingham International Airport lies 31 miles to the north.

Sporting and leisure activities include racing at Stratford-upon-Avon, Warwick and Cheltenham; golf courses at Stratford-upon-Avon, Brailes and Tadmerton; polo at Southam; motor racing at Silverstone; theatres at Stratford-upon-Avon, Coventry and Oxford and The British Motor Museum at Gaydon. There are extensive local countryside walks in the area, including along the historic Edgehill.

DESCRIPTION

Cowslip Cottage is a newly constructed home on an exclusive development of just three houses in a sought after semi-rural location.

Paxton Homes are a local specialised building company, using skilled tradesmen with a keen eye for detail. They are built with pride and satisfaction and are never rushed to finish. The quality they provide is second to none and this has proven true with many individual and bespoke developments created over the years from beautiful barn conversions – winning the 'Daily Mail Best National Redevelopment' to modern contemporary living on the coast in Salcombe, Devon.

The attractive detached family home is of local ironstone construction under a pitched slate roof, with a timber oak frame porch. It has been built to a high specification and provides well-proportioned, modern living.

A light hallway leads to the generous, dual aspect sitting room with wood burning stove.

The wonderfully light and spacious kitchen / dining room provides a flexible family space ideal for modern living. The kitchen benefits from stylish Neptune base and wall units, Caesarstone worktops, a double ceramic sink, island unit, Belling range cooker and Italian porcelain floor tiles. This adjoins an open plan living space with room for dining table and casual seating. There are double doors leading onto the terrace.

There is also a WC and a useful utility room with fitted base and wall units, a stainless steel sink and a door into the garage.

On the first floor there is a spacious master bedroom, with enviable views towards Edge Hill and an en suite shower room with Duravit fittings and Hansgrohe taps. There are two further double bedrooms and a family bathroom with Duravit fittings and Hansgrohe taps.

The property benefits from under floor heating on the ground floor and in the bathroom and shower room. The windows are high quality, double glazed Rational units.

Outside the house enjoys a sizeable lawn garden to the front and a paved path leads around the house to the rear garden, which is also laid to lawn. There is also a terrace leading directly off the kitchen / dining room.

The house is approached by a tarmac drive leading to ample gravel parking. There is also a stone built double garage with up and over door and pedestrian doors into the garage and garden.

The home comes with a 10 year building warranty.

This high quality, newly constructed home will suit a wide variety of buyers as it combines the benefits of efficient modern living with countryside views in a popular Warwickshire location. It's accessibility to the popular local towns, the M40 and train links further enhance its appeal.

ACCOMMODATION

Please see floor plans below.

AGENTS NOTE

A footpath runs through part of the site.

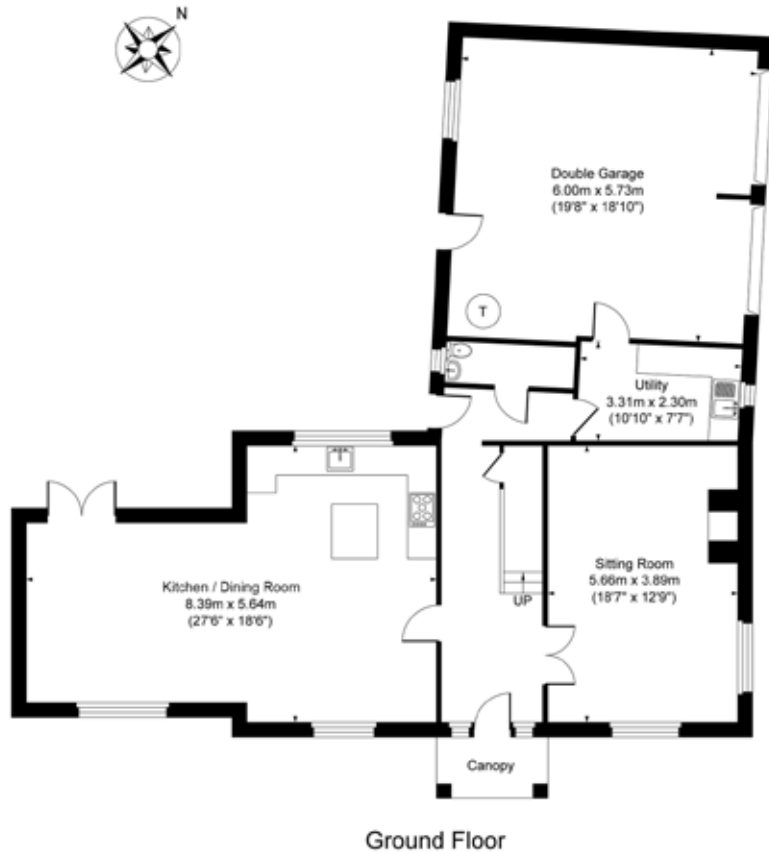
COWSLIP COTTAGE

Approximate Gross Internal Area:

Main House: 142.75 sq.m. / 1536.54 sq.ft.

Garage: 36.64 sq.m. / 394.38 sq.ft.

Total: 179.39 sq.m. / 1930.92 sq.ft.



Ground Floor



First Floor



DIRECTIONS (CV35 0BZ)

From Stratford-Upon-Avon head south east on the A422, Banbury Road and continue through the villages of Ettington and Pillerton Priors. Then take the third road on the right, Tysoe Road. Continue until you reach Lower Tysoe and the road bends sharply to the left. Instead of bearing left, take the exit straight ahead onto Lane End and the property can be found on the right hand side.

From Banbury head north west on the A442, Stratford Road, through Drayton and Wroxton. Continue until you descend Sun Rising Hill and then take the first left towards Tysoe. At the T junction turn right and then take the second left onto Lane End. The property can be found on the right hand side.

SERVICES

Mains electricity, water and drainage and an air source heat pump.

LOCAL AUTHORITY

Stratford-upon-Avon District Council – 01789 267575

COUNCIL TAX: To be rated

EPC RATING: Predicted rating C

TENURE: Freehold

VIEWINGS

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

FIXTURES AND FITTINGS

Items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation.

IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Details prepared December 2019 and photography taken December 2019. 19/12/24 CS. Kingfisher Print and Design Ltd. 01803 867087.

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