



## Impressive home in edge of village setting

**Braeburn House, Lower Tysoe, Warwickshire**

Guide £895,000







Contemporary home in exclusive village development •  
Built to a high specification • Light and well-  
proportioned accommodation • Views towards Edge Hill  
• Double carport • Lawned garden with terrace

#### Local information

Lower Tysoe is a hamlet on the edge of the charming village of Tysoe on the northern edge of the Cotswolds close to the border between Warwickshire and Oxfordshire. This much sought-after village benefits from a post office, shop, public house, café, primary school, doctors surgery with dispensary and an 11th Century Church.

Shipston-on-Stour (6.8 miles) and Kineton (4.2 miles) are convenient for every-day requirements such as supermarkets, delicatessen, doctors, dentist surgeries, hospital and banks. More extensive leisure and shopping facilities can be found at Stratford-upon-Avon (12.2 miles), Banbury (9.4 miles), Chipping Norton (13.2 miles), Warwick (15.8 miles) and Leamington Spa (16.4 miles). Soho Farmhouse is approximately 15.5 miles away.

Excellent communication links with access to the M40 (J12) at Gaydon (7 miles) and (J11) at Banbury (9.4 miles). Mainline train services from Banbury to London Marylebone (from 56 minutes) and from Warwick Parkway and Leamington Spa to Birmingham (from 30 minutes). Airports at Birmingham (36 miles) and Heathrow (82 miles).

There are a number of well-regarded local schools including a popular village primary school in Tysoe and secondary school in Kineton. The village is in the

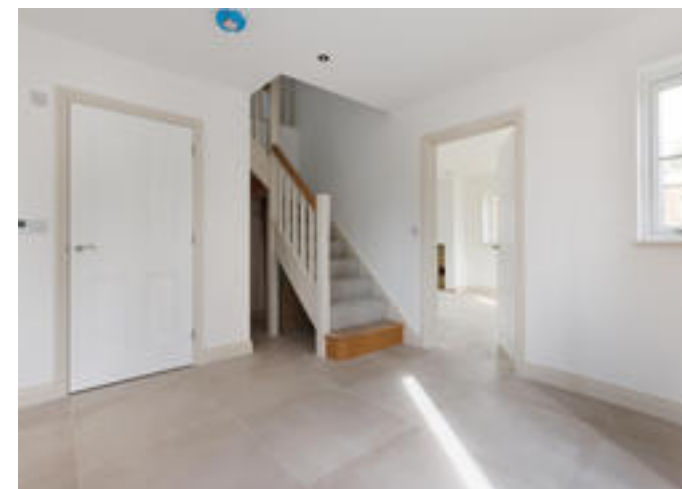
Priority Area (at time of print) for the Warwickshire Grammar Schools at Stratford and Alcester - King Edward VI (KES) for boys, Stratford Grammar School (for girls) and Alcester Grammar School (mixed). Preparatory schools in the area include The Croft (Stratford-upon-Avon), Sibford, St Johns' Priory (Banbury), Carrdus (Overthorpe), Warwick Prep, Kingsley (Co-ed, Warwick) and Kitebrook (Moreton-in-Marsh). Independent senior schools include Kings High (girls, Warwick), Warwick (boys), Sibford (co-ed), Tudor Hall (girls), Bloxham (co-ed).

Sporting and leisure activities in the area include golf at Feldon Valley, Tadmorton Heath and Rye Hill; theatres at Stratford-upon-Avon, Chipping Norton and Oxford; Soho Farmhouse private members club at Great Tew; indoor sports complex and cinemas in Stratford, Banbury and Leamington Spa; motor racing at Silverstone and British Motor museum at Gaydon; horse racing at Warwick, Stratford upon Avon and Cheltenham. There is a good footpath network through the surrounding countryside, with Compton Verney and Upton House and Gardens National Trust property approximately 5 miles away.

All mileages and distances are approximate.

#### About this property

One of only five properties on this exclusive village



development, Braeburn House is a recently built four bedroom detached house finished to a high specification. The property offers light and well-proportioned accommodation with good ceiling height and its edge of village setting provides views towards Edge Hill.

Paxton Homes are a local specialist 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.

A generous hall leads into a light and spacious triple aspect drawing room. The real focal point of the house is the impressive, open plan kitchen / dining room / family room with two sets of bifold doors on to the terrace. The kitchen features Neptune wall and base units with Caesarstone work surface, island unit and in-built Neff appliances. There is also a utility room with fitted units and a separate WC.

The first floor includes a light and generous principal bedroom with dressing area and en-suite shower room with Duravit fittings and Hansgrohe taps. There are three 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.

Accessed via a gravel drive, shared with one other property, is a private gravel parking area and double carport. The property features a sizeable garden laid to lawn with a terrace and mature walnut tree. Running along the northern boundary is an impressive stone wall.

**DIRECTIONS (CV35 OBN):** From Banbury head north along the Warwick Road and turn left onto the A422, Stratford Road. Continue through the villages of Drayton and Wroxton. Continue on the A422, past Upton House National Trust property and down Sun Rising Hill. Take the first turn on the left signposted The Brailes and The Tysoes. Continue along this road and turn left at the T-junction. The Property can be found after a short distance on the right hand side.

**SERVICES:** Mains water, electricity and drainage. Air source heat pump, hardwired fibre internet.

**COUNCIL TAX BAND:** To be rated

**EPC RATING:** Predicted rating C

**DISTRICT COUNCIL:** Stratford on Avon District Council – 01789 267575

**TENURE:** FREEHOLD

### Viewing

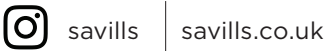
All viewings will be accompanied and are strictly by prior arrangement through Savills







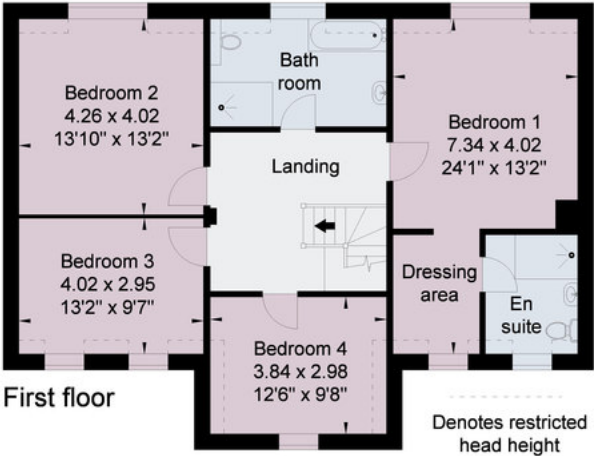
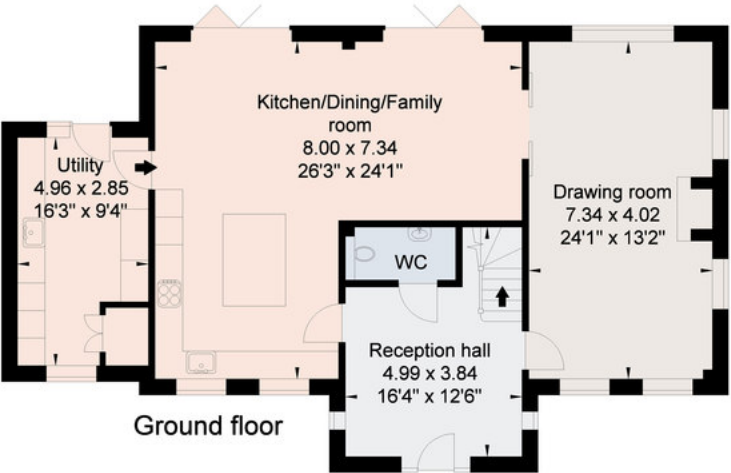
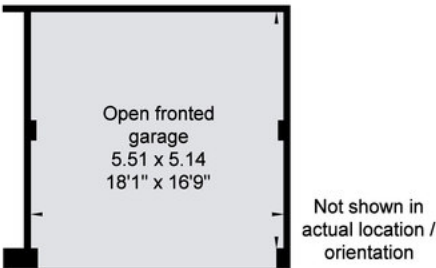
**Braeburn House, Lower Tysoe, Warwickshire**  
**Gross internal area (approx)** 2,272 sq ft  
**Outbuildings** 305 sq ft  
**Total** 2,577 sq ft



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**3 The Orchards, Lower Tysoe**

Gross internal area (approx):  
House: 211 sq m (2,272 sq ft) inc. restricted head height  
Garage: 28 sq m (305 sq ft)  
Total: 239 sq m (2,577 sq ft)  
For identification only. Not to scale  
© www.cotswoldplans.co.uk 01386 430176



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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