



Charming stone barn conversion in courtyard setting

The Barn, 5 Baldwins Stables, Upper Tysoe, Warwickshire

savills



Contemporary barn conversion • Light and modern accommodation alongside period features • 3 generous bedrooms • Enclosed level garden • Off road parking, double car port • Quiet setting in the heart of the village

Local information

The Barn is located in the heart of the thriving village of Tysoe, which lies a mile south of the A422 Stratford-Upon-Avon to Banbury road, on the edge of the Cotswolds AONB, close to the Oxfordshire /south Warwickshire border. Tysoe has a well regarded primary school, nursery, village shop, tearoom/deli (closed at time of print, due to reopen), churches, post office, doctor's surgery, village pub, village hall, tennis courts & playing fields, community orchard, beautician, hairdresser and physio.

Further local amenities can be found in Kineton and Shipston-on-Stour, which provide a range of facilities, including grocery stores and delis, florists and a variety of pubs, restaurants and shops, doctors and community hospital in Moreton-in-Marsh.

More extensive leisure, shopping and transportation links can be found at Banbury (approx. 9 miles) Stratford-Upon-Avon (approx. 13 miles), Warwick and Cheltenham; golf courses at Stratford-upon-Avon, Brailles and Tadmarton; polo at Southam; motor racing at Silverstone; theatres at Stratford-upon-Avon, Coventry and Oxford, opera at Longborough and The British Motor Museum at Gaydon. There are extensive local countryside walks including alongside the historic Edgehill escarpment. Daylesford and Soho Farmhouse are within a 30 minute drive.

Access on to the national motorway system is at Junctions 11 and 12 of the M40, giving access to Oxford and London in the south and Birmingham and the midlands to the North.

Direct 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.

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), Stratford Preparatory School, Warwick Prep and Arnold Lodge (Leamington Spa).

About this property

The Barn is situated in the heart of the village of Tysoe, and is a beautifully presented home with modern touches alongside original features such as beams and exposed stone work. The current owners have made considerable improvements, including refitting of the family bathroom, fitting a feature Jotul log burner as well as futureproofing works,



such as the addition of a Project EV electric car charging point, energy-efficient LED lighting and Nest smart heating system.

The property is entered through a light and bright entrance hallway with fitted cupboard and guest wc, giving access to the kitchen and sitting room.

The double aspect kitchen/ breakfast room is fitted with bespoke hand-painted units and engineered stone worktops, in-built NEFF and Miele appliances and island, and benefits from a separate pantry. There is direct access to the garden and the dining room.

The sitting room is characterful, showcasing original beams, exposed stone and feature Jotul wood burning stove. The dining room leads into the garden room, through which the garden is accessed.

On the first floor there are 3 double bedrooms, all with views on to the back garden, with the principal bedroom having a built-in wardrobe and an attractive en suite shower room. There is further built-in wardrobe/storage space in the second bedroom. A further double bedroom with loft access is opposite the family bathroom furnished with bath and separate shower unit.

To the rear of the house is a wonderful south-west facing garden with established flower beds and a variety of specimen shrubs and trees. Two patio areas provide great entertaining space and there is a garden shed and back gate leading on to Baldwin's Lane. To the front of the house there is a double car port with newly fitted electric car

charging point. There is further parking directly in front of the house, along with unallocated off-street parking in the courtyard.

DIRECTIONS (CV35 0TX): From Banbury head north west on the A422, Stratford Road, through Drayton and Wroxton. Continue until you descend Sun Rising Hill and then take the first left on to Sugarswell Lane towards Tysoe. At the junction, carry on straight on to Lower Tysoe Road (which becomes Main Street) and through the village centre. Continuing straight for around half a mile, after passing the turn off on the right to Baldwin's Lane, Baldwin's Stables is the next right hand turn. The property is straight ahead.

SERVICES
Mains electricity, water and drainage. Oil fired central heating.

LOCAL AUTHORITY: Stratford-upon-Avon District Council - 01789 267575

COUNCIL TAX: E

TENURE: Freehold

Viewing

Strictly by appointment with Savills





The Barn, 5 Baldwins Stables, Upper Tysoe, Warwickshire

Gross internal area (approx) 1,654.73 sq ft

Outbuildings 249.72 sq ft

Total 1,904.45 sq ft

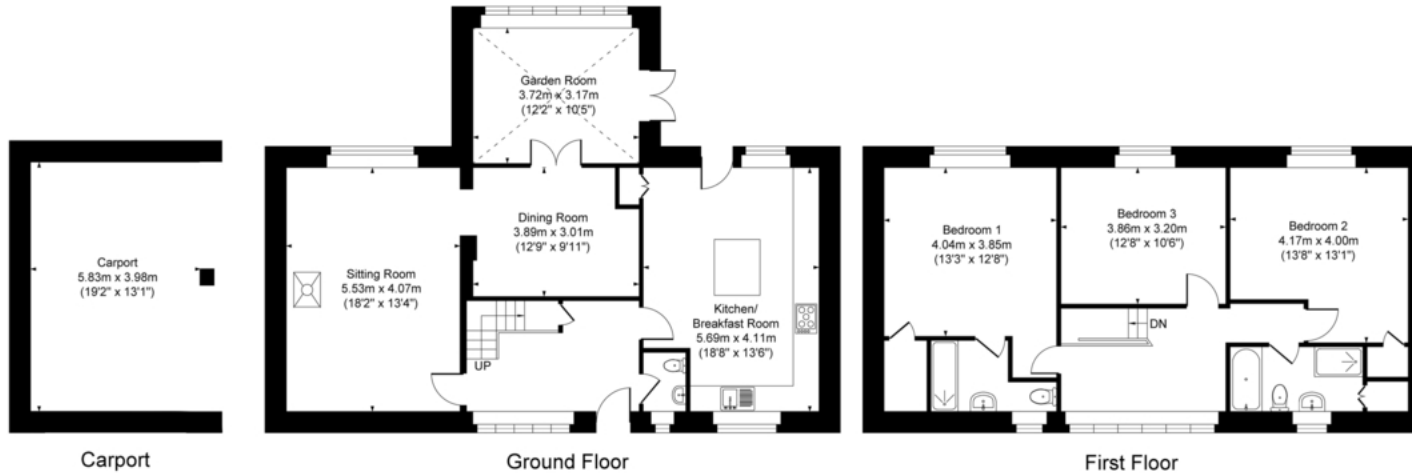
Savills Banbury
01295 228000
 banbury@savills.com



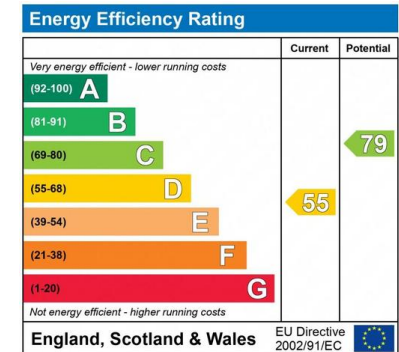
savills

savills.co.uk

Main House Approx. Gross Internal Area:- 153.73 sq.m. 1654.73 sq.ft.
 Carport Approx. Gross Area:- 23.20 sq.m. 249.72 sq.ft.
 Total Approx. Gross Area:- 176.93 sq.m. 1904.45 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
 www.dmlphotography.co.uk



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. 12024010 Job ID: 149720 User initials: HS

