



Windmill Way, Tysoe

Offers Over **£600,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Windmill Way

Tysoe, Warwick

This beautifully presented four-bedroom detached family home occupies a quiet yet convenient position within the highly sought-after village of Tysoe. Offering spacious and well-balanced accommodation throughout, the property enjoys a generous, mature rear garden, a single garage and driveway parking for three cars.

A covered porch leads you into a welcoming entrance hall, with large understairs storage and downstairs W/C. The spacious sitting room benefits from having a wood-burning stove and an open-plan design leads you through to the Snug, which has French doors to the rear garden, flooding both rooms with natural light.

At the heart of the home, the large open-plan kitchen/dining room has been recently renovated to provide a spacious, well-proportioned room, featuring ample units and worktops with an integrated cooker, extractor hood, dishwasher, fridge, freezer, and an Aga. The dining area has plenty of space for entertaining and French doors out to the garden.

A door from the kitchen leads into half of the former double garage, which has been converted into a practical utility room with three useful pull-out style storage units and access to both the side of the house and into the garage.





19 Windmill Way

Tysoe, Warwick

Upstairs, there are four bedrooms, all of which can accommodate a double if required. The main bedroom is generous in size, with a double wardrobe and an en-suite featuring a large shower and built-in vanity units. Bedrooms two and three have built-in wardrobes, while bedroom four is currently being used as a home office. The family bathroom is modern, having both a walk-in shower and free-standing bath.

The property benefits from the largest plot on the estate, having been home to the site foreman who helped build the estate. The generous and private rear garden is mature with a patio area, lawned areas, framed with shrubs, established trees, fruit trees, well-stocked borders, a summer house and timber shed. There is secure gated access to both sides of the property.

To the front, the driveway can accommodate 3 cars; the single garage also gives access to a secure storage area in front of the utility room.

Council Tax band: F

Tenure: Freehold

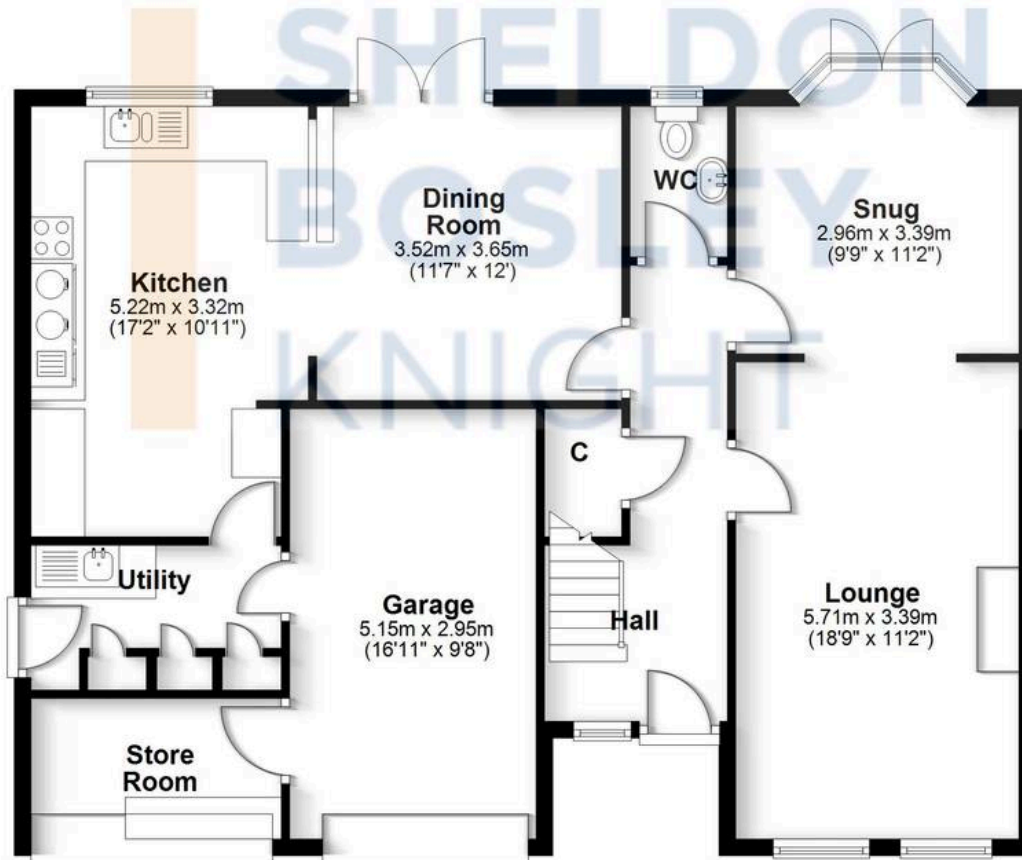
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



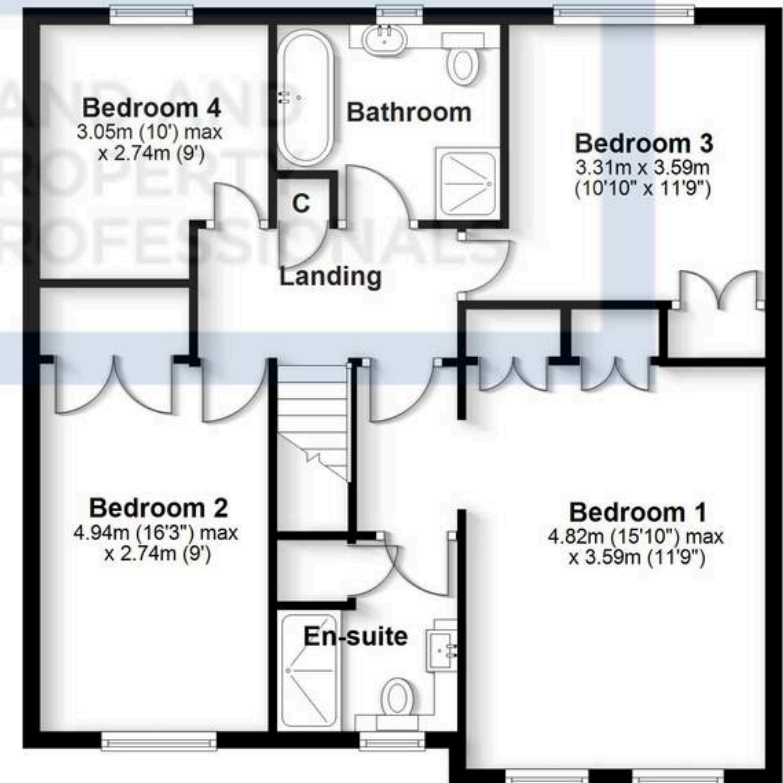
Ground Floor

Approx. 112.4 sq. metres (1209.5 sq. feet)



First Floor

Approx. 74.2 sq. metres (799.1 sq. feet)



Total area: approx. 186.6 sq. metres (2008.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Shipston & Kington

Sheldon Bosley Knight Ltd, The Corner House Market Place - CV36 4AG

01608 661666

shipstonsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk/



Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.