



Holly Cottage Main Street, Tysoe

Offers Over **£450,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Holly Cottage Main Street

Tysoe, Warwick

Nestled in the heart of a highly sought-after village, this beautifully presented three-bedroom detached house offers an exceptional opportunity for those seeking a delightful and spacious family home with no onward chain.

The property is thoughtfully arranged to provide versatile and comfortable living accommodation, featuring a enclosed porch that leads to a charming sitting room, where a wood-burning stove serves as a focal point and creates a warm and inviting atmosphere. Adjacent to the sitting room, you will find a generously proportioned dining area, perfect for both every-day meals and special occasions, which seamlessly connects to a well-appointed kitchen, complete with modern cabinetry, ample worktop space, and integrated appliances such as oven and hob, extractor fan, fridge, freezer and dishwasher. The ground floor further benefits from a practical utility room, offering additional storage and laundry facilities, and a boot area with hooks for coats for added convenience. A downstairs W/C enhances the functionality of the home, ensuring practicality.





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Upstairs to the, the master bedroom enjoys the luxury of an en-suite shower room, providing privacy and comfort, while two further well-proportioned bedrooms on the first floor offer flexible accommodation that can be adapted to suit a range of requirements, whether as bedrooms, a home office, or a hobby space. A stylish family bathroom serves the additional bedrooms, featuring contemporary fixtures and fittings.

There is a picture-perfect garden to the rear of the property and off-street parking is provided for one car on the driveway.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

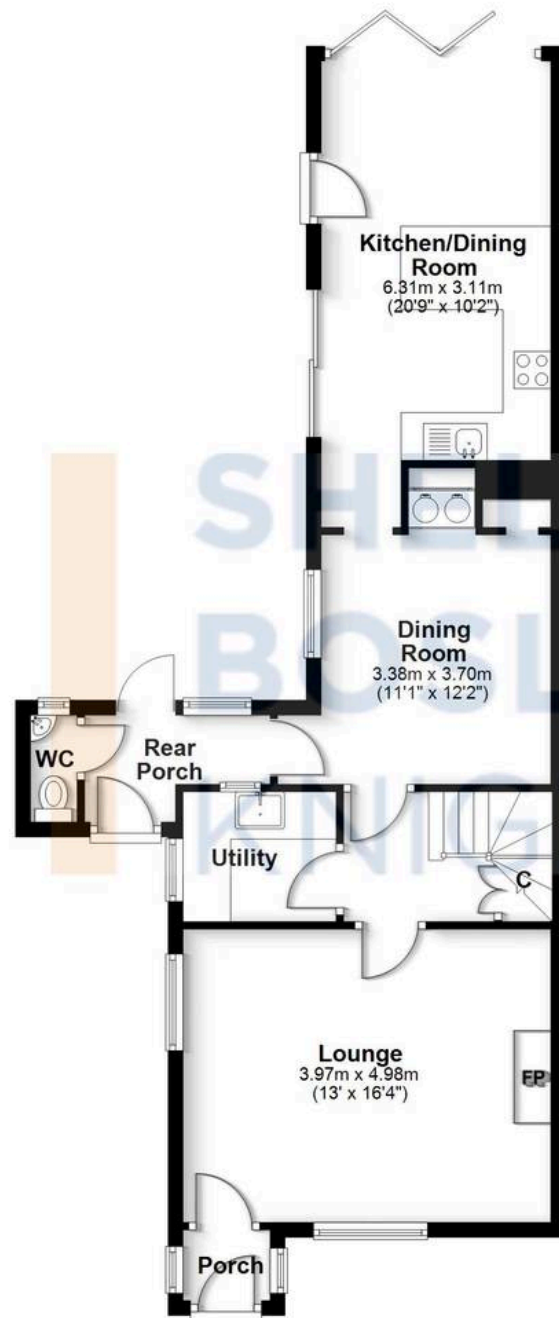
EPC Environmental Impact Rating: F

- No Chain
- Village Location
- Off-Street Parking
- Separate Sitting Room/Diner/Kitchen
- Master Bedroom with En-Suite
- Downstairs W/C
- Utility Room & Fitted Cloakroom
- Delightful Cottage Garden
- Charming Sitting Room with Wood Burning Stove



Ground Floor

Approx. 66.0 sq. metres (710.0 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



Second Floor

Approx. 29.1 sq. metres (312.9 sq. feet)



Total area: approx. 135.4 sq. metres (1457.2 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.



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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.