



Dinsdale House

Upper Tysoe, Nr Shipston-on-Stour, Warwickshire

SECCOMBES

ESTATE AGENTS

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Village house with barn, swimming pool and paddocks

Classic early 20th century village house set in attractive gardens and grounds of about 2 acres on the northern edge of the Cotswolds



4 RECEPTION ROOMS



5-6 BEDROOMS



3 BATHROOMS



BARN, GARDEN AND PADDOCKS



2 ACRES



FREEHOLD



VILLAGE



4104 - 5,114 SQ FT



**GUIDE PRICE
£1,600,000**



The property

Dinsdale House is a wonderful Hornton stone family home understood to date from the early 20th century, (date stone 1907), set in beautiful gardens and grounds. Features in the house include flagstone and parquet flooring, stone mullion windows and window seats. The house is a classic village house, which will benefit from some updating. The house offers spacious and well-proportioned accommodation with four reception rooms and five double bedrooms. Outside are attractive landscaped gardens incorporating a swimming pool and two paddocks. There are far-reaching views out over the garden up to the Tysoe Windmill. In addition, the fine Hornton stone barn offers an opportunity (subject to obtaining the necessary planning consents) to create additional accommodation, offices or party rooms.

Situated off the entrance hall with flagstone floor are the drawing room, study and dining rooms. The latter have parquet floors. The drawing room, study and sitting room all have open fires.

A door leads from the dining room to the sitting room and off this is a small room currently used as an office. French windows lead down steps to the garden. A further door leads into the utility room and to the back door. The Inner hallway with arches either side of the wood burning stove leads to the kitchen/breakfast room with a two door oil-fired Aga and French doors leading out to the garden. A large larder runs off the kitchen. There is a utility room with Grant oil-fired boiler for hot water and central heating and a cloakroom. Stairs rise to the first floor landing with a study/sitting area. The principal bedroom suite, looking out over the garden and up to the windmill, has built-in wardrobes, an ensuite bathroom and dressing room with ample storage. There are four further double bedrooms, three with built-in wardrobes. Bedroom 2 is served by a separate bathroom. There is a family shower room and another small cloakroom between bedrooms 3 and 4. There is a hot water tank linen cupboard and two further landing cupboards.







Outside

The gardens and grounds are an important feature of Dinsdale House and extend to 2 acres. A gravelled drive leads to a parking area beside the house. There is a south-facing stone terrace, surrounded by rose borders enclosed by box and lavender hedging. Beyond, the garden is principally lawned with flower and herbaceous borders including pollarded limes, a selection of fruit trees, a fine weeping willow and Cedar Tree. There is a swimming pool, with heat exchange pump, which is enclosed by clipped evergreen hedging. In addition, there are two paddocks. A further important feature of the property is the detached stone barn which has a stable and storerooms with loft over, together with a garage. There is also a separate detached stone workshop.

Location

Tysoe is a very popular village set in the undulating South Warwickshire countryside. It is about a mile south of the A422 Stratford-upon-Avon to Banbury Road at the foot of the Edgehill escarpment and close to the North Oxfordshire border and Gloucestershire borders.

Within the village there is a fine parish church, public house, general store and post office, together with football, tennis and pickle ball clubs, hairdressers, a popular primary school and doctors' surgery. The village is well located with M40 junctions north at Gaydon (8 m) and south at Banbury (10m). In addition, the mainline station at Banbury (8m) has trains south to Oxford and London (Marylebone in just under an hour) and north to Birmingham, the NEC and Birmingham International Airport. The surrounding countryside offers many walks, cycling, horse riding and other outdoor pursuits

Distances

- Shipston-on-Stour 6 miles
- Stratford-upon-Avon 13 miles
- Warwick 15 miles
- Banbury 9 miles

Nearby Stations

- Banbury 10 miles
- Warwick Parkway 14 miles

Key Locations

- Birmingham Airport 27 miles
- Feldon Valley Golf Course 5 miles
- Stratford Race Course 14 miles
- Royal Shakespeare Company 13 miles
- Moreton-in-Marsh 13 miles

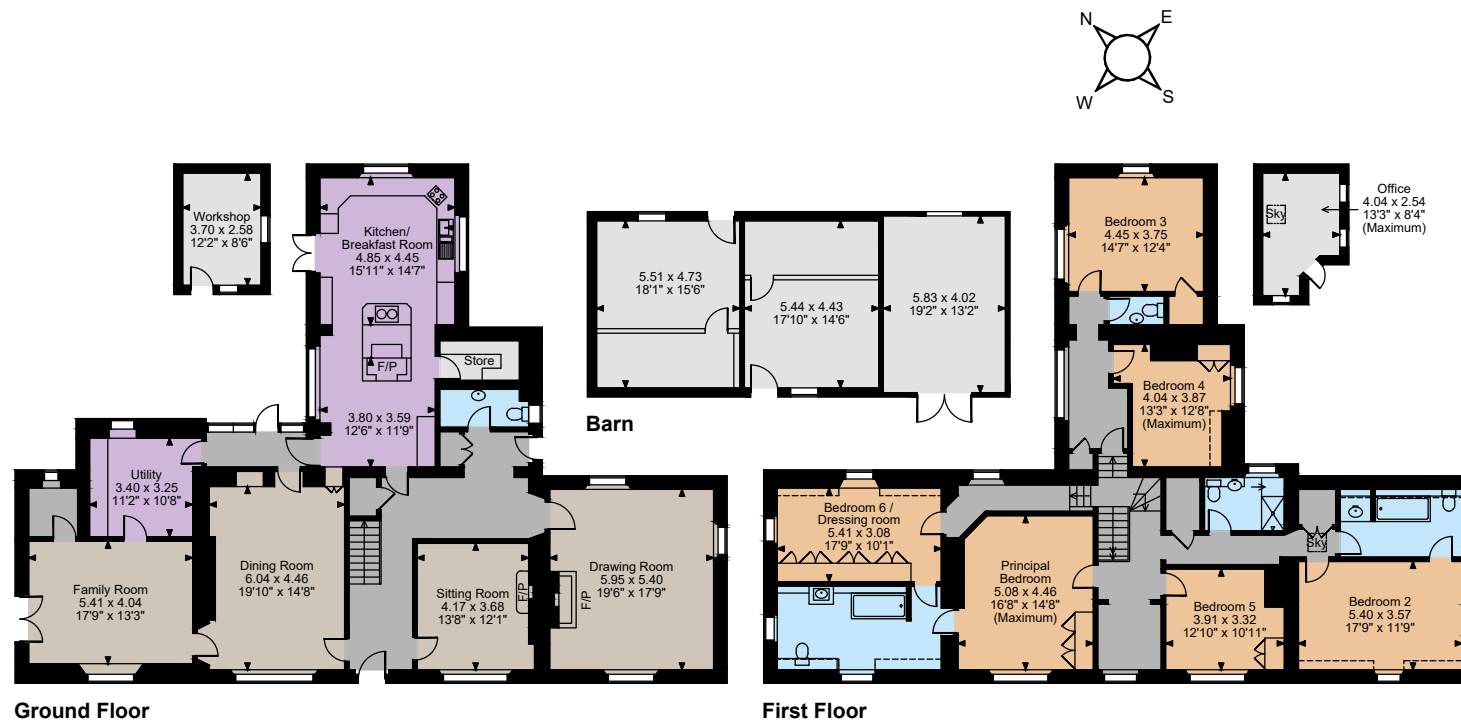
Nearby Schools

- Tysoe Primary School
- Tudor Hall School
- Bloxham School
- Stratford-upon-Avon Grammar Schools
- Warwick School and Kings Hlgh
- The Croft
- Sibford School









The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 4,104 sq ft (381 sq m)

Workshop & Office internal area 197 sq ft (18 sq m)

Barn internal area 813 sq ft (76 sq m)

Total internal area 5,114 sq ft (475 sq m)

For identification purposes only.

Directions

CV35 0TX

From the War Memorial in the centre of the village head towards Shipston-on-Stour. Pass the left-hand turn for Shenington and Banbury, and turn right into Baldwins Lane. After about 100 yards, bear left up a gravel drive to Dinsdale House.

what3words: ///party.condensed.hamper

General

Local Authority: Stratford District Council

Services: Mains water, electricity and drainage. Oil fired central heating. Solar panels supplement hot water to the property. PV panels on the barn provide electricity for home consumption and feed into the National Grid.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: Band D

Secombes Estate Agents

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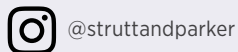
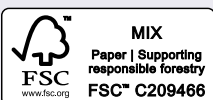
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