

MEADOW LANE

TYSOE

FOR SALE 2020

Homes for Life

- beautiful traditional Hornton Stone country homes -

INSIDE

Designed for love! Homes built for families and friends.

Why you might never need to move again!

PLUS Sunny days - bringing the outside in.

The Cow
by Robert Louis Stevenson

The friendly cow all red and white,
I love with all my heart:
She gives me cream with all her might,
To eat with apple-tart.

She wanders lowing here and there,
And yet she cannot stray,
All in the pleasant open air,
The pleasant light of day;

And blown by all the winds that pass
And wet with all the showers,
She walks among the meadow grass
And eats the meadow flowers.



MEADOW LANE
AN IMPRESSION ...



MARK ROBERTS, Managing Director, Loxton Developments with Loxton Developments' Meadow Lane
Project Manager, ARCHIE CHITTY on yet another beautiful sunny day on site!

HOMES for LIFE!

- the houses in Meadow Lane are beautiful, traditional homes designed to last -

- **TRADITIONAL DESIGNS** which fit into the countryside, which everyone loves and will not date.
- **NATURAL, ROBUST MATERIALS** and traditional construction methods which look beautiful now, will last with minimal maintenance and will mature beautifully.
- **WELL DESIGNED HOMES** with large rooms so you have space to live and move about easily even when you are older.
- **LIGHT AND AIRY.** Homes with lots of windows and positioned to maximise the sunshine so your home will be flooded with sunlight, fresh and airy.
- **DESIGNED FOR LOVE!** Large open plan kitchens and living areas so family or friends can be welcomed into the heart of your family.
- **HOUSES WITH SPACE AROUND** - generous gardens for those who love gardening, for children to play or just space to relax in the sunshine. Perfect for a summer house. Or for football. French windows bring the outside in.
- **FUTURE PROOFED** - some houses with potential to convert a downstairs room into a bedroom and bathroom if mobility becomes a problem or you need somewhere for a carer so you are ready for whatever the future brings and won't have to move.
- **HELP TO BUY** - available on certain plots (see page 28).

We'd be delighted to show you round!

Mark

MEADOW LANE
SITE PLAN



C O N T E N T S

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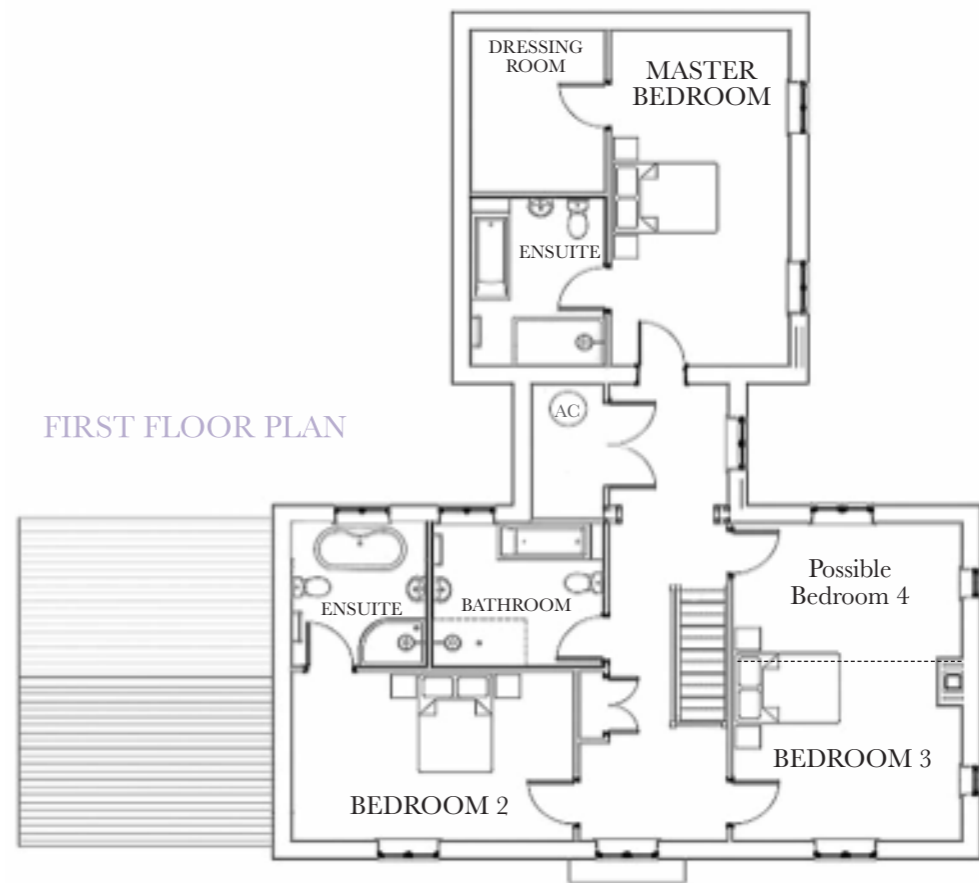
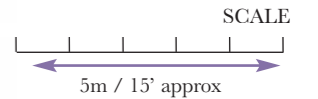
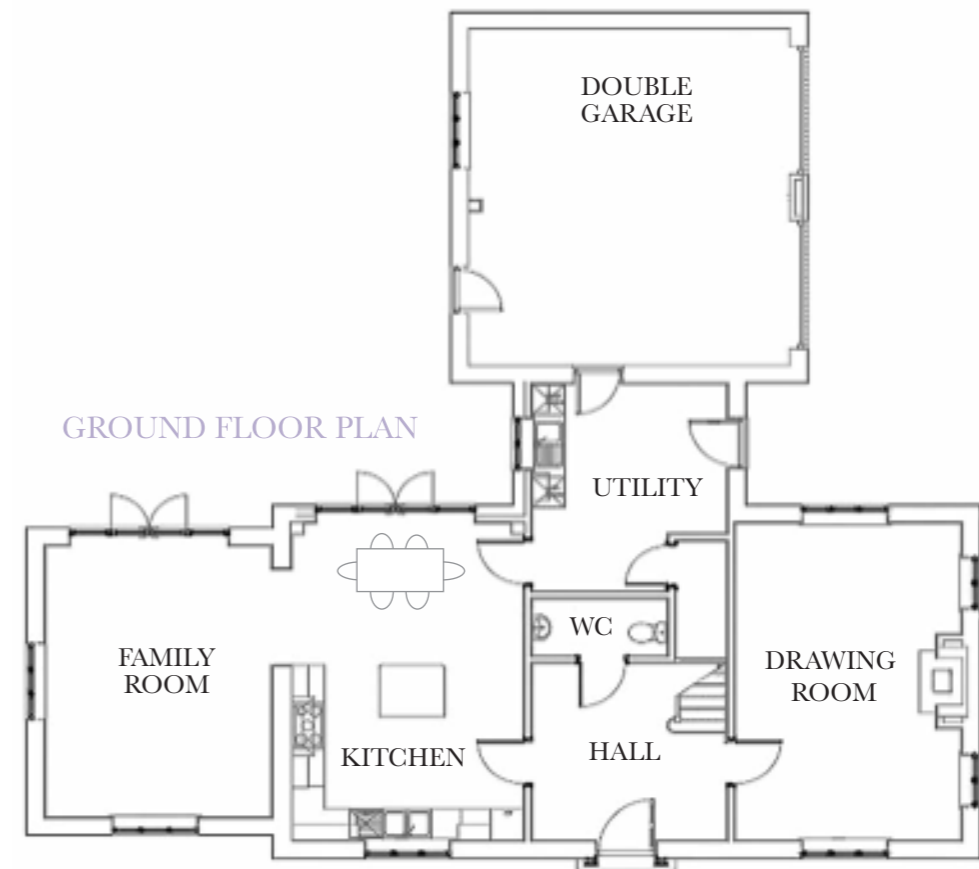




- LARKSPUR HOUSE -

1 MEADOW LANE • TYSOE • CV35 0TY

An imposing country house with far reaching views to Edge Hill, Larkspur House has spacious living rooms and a stunning vaulted family room, three or potentially four large bedrooms, three bathrooms and large sunny gardens on three sides including its own wooded copse!



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



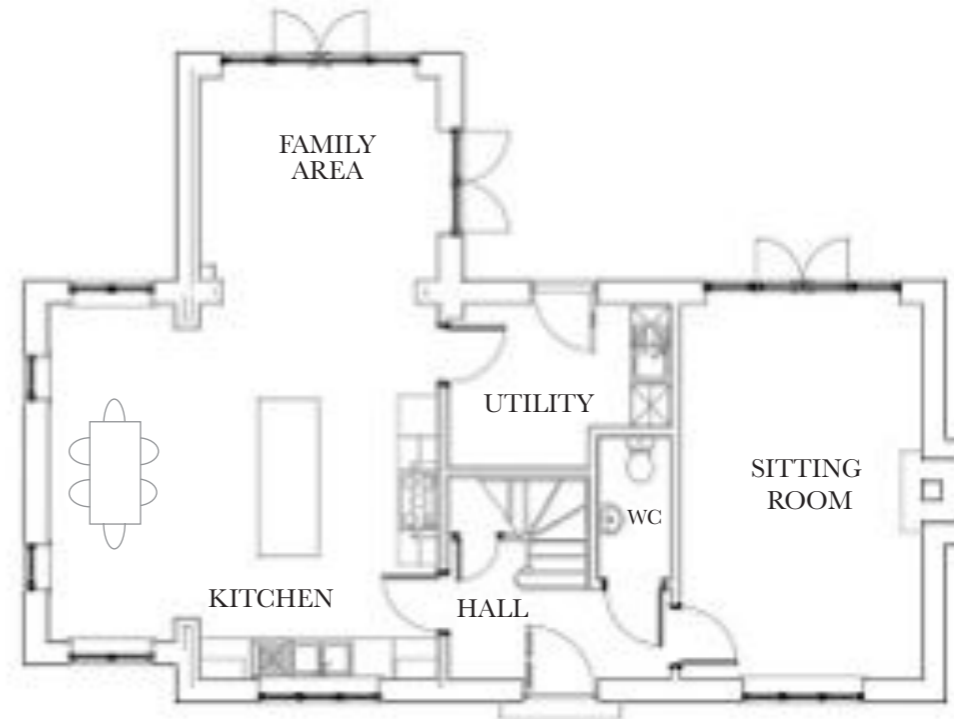
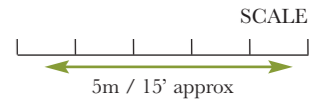
SIDE ELEVATION



BEDROOMS	BATH/ENSUITE	GARAGE	HOUSE SQ FT	GARAGE SQ FT	TOTAL AREA SQ FT
3 (4)	3	DOUBLE	2478	414	2891

MEASUREMENTS ARE INDICATIVE ONLY. OUTSIDE SPACE NOT INCLUDED.

ARTIST'S IMPRESSIONS: the finished building may differ

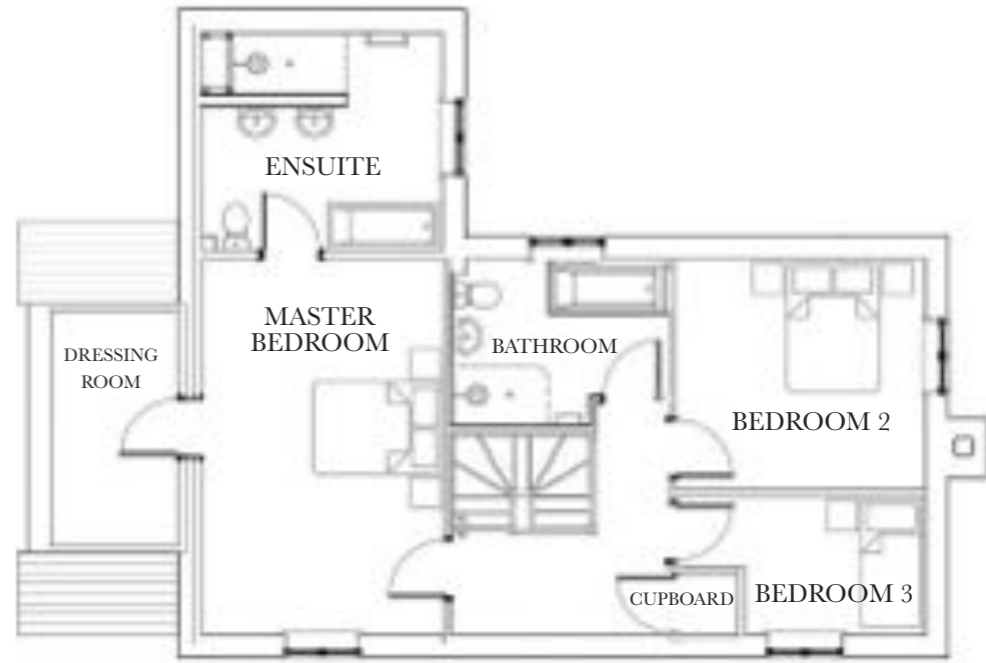


GROUND FLOOR PLAN

- GREENFINCH HOUSE -

3 MEADOW LANE • TYSOE • CV35 0TY

A spacious country house with three bedrooms, two bathrooms and a large south facing garden with views of the church tower. A handsome oak framed barn garage offers space above for a home office or whatever takes your imagination! Total area 2587 sq ft including barn. There is a very handy vehicle access to the garden from Church Farm Court.



FIRST FLOOR PLAN



FRONT ELEVATION



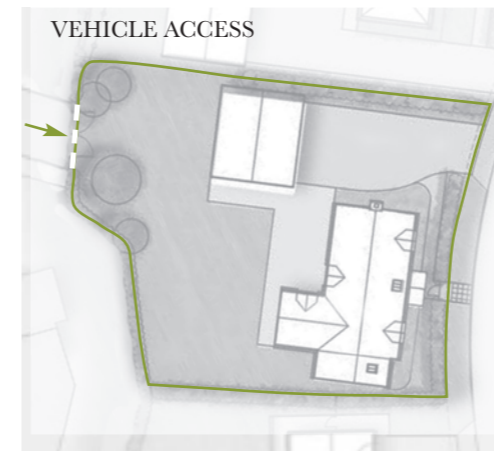
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

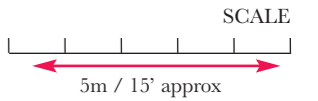
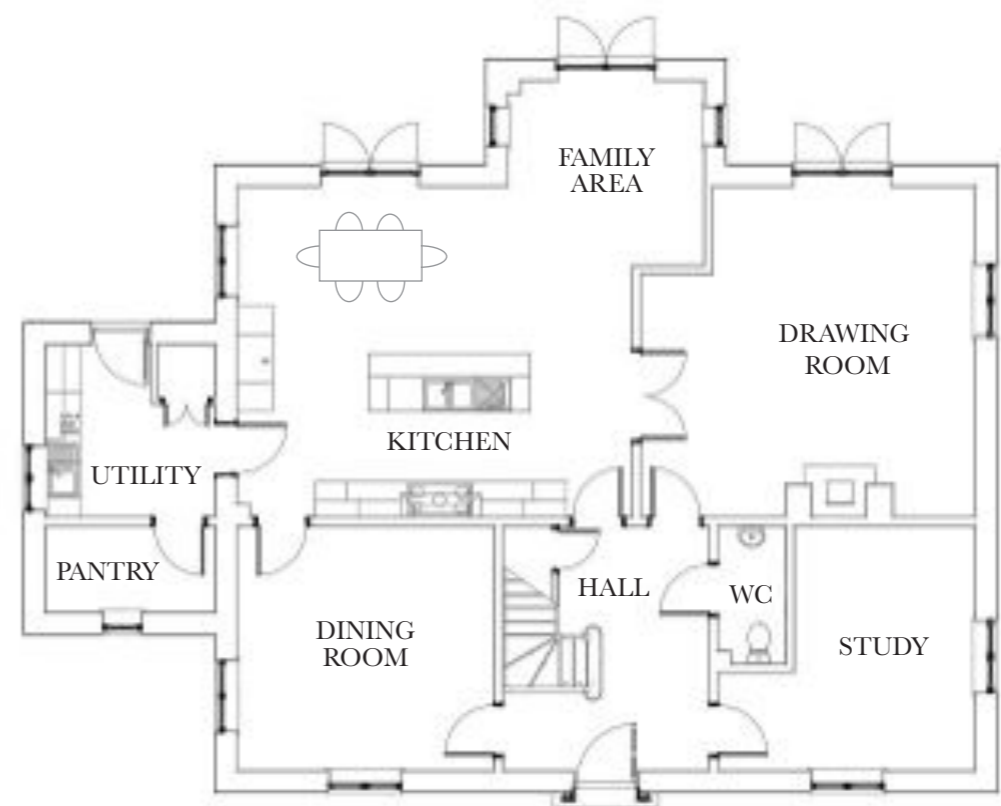


DOUBLE BARN GARAGE WITH ROOM OVER

BEDROOMS	BATH/ENSUITE	GARAGE	HOUSE SQ FT	OFFICE OVER GARAGE	GARAGE SQ FT	TOTAL AREA SQ FT
3	2	DOUBLE	1759	414	414	2587

MEASUREMENTS ARE INDICATIVE ONLY. OUTSIDE SPACE NOT INCLUDED.

ARTIST'S IMPRESSIONS: the finished building may differ



GROUND FLOOR PLAN

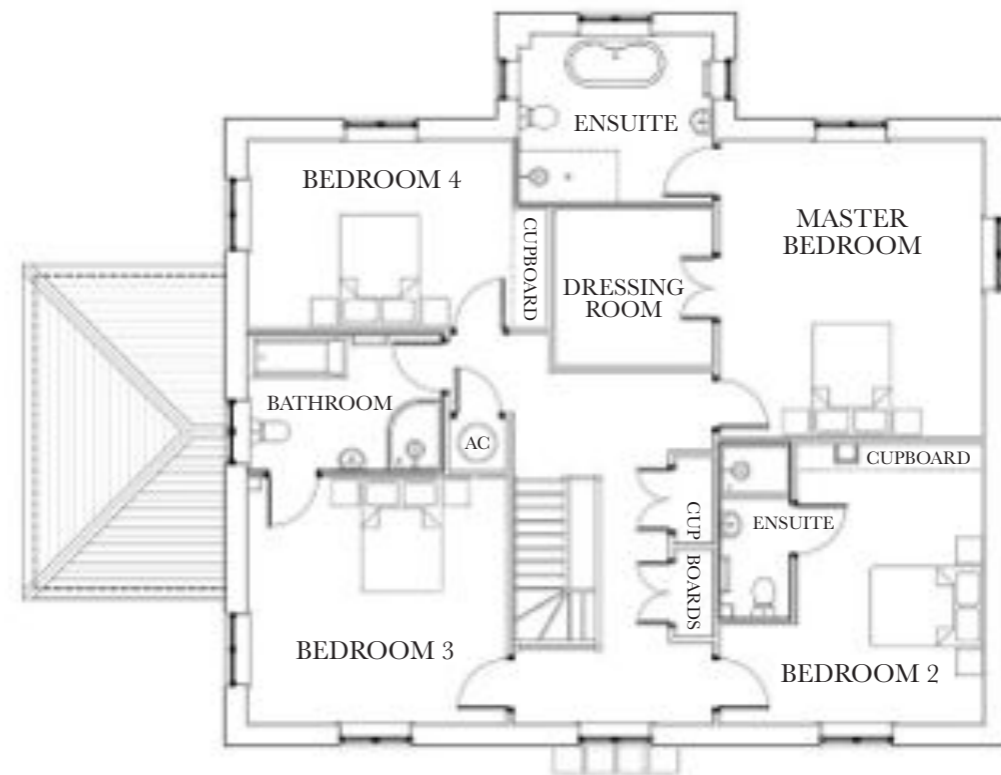
- STANHOPE HOUSE -

5 MEADOW LANE • TYSOE • CV35 0TY

A striking formal house with four large bedrooms, high ceilings and wonderfully spacious kitchen and connected living rooms. Stanhope House is an ideal family house with large south facing garden and windows with distant views. The location of services would allow the dining room to be converted to a downstairs bedroom with bathroom if required. It includes a splendid barn garage with space for home office or hobby room or possibly additional accommodation above (subject to planning).



THE STANHOPE was a gig or light phaeton having a high seat and closed back. It was named after Captain Hon. Henry Fitzroy Stanhope (1754 - 1828, son of William Stanhope, 2nd Earl of Harrington), a well-known sportsman of his time.



FIRST FLOOR PLAN



FRONT ELEVATION



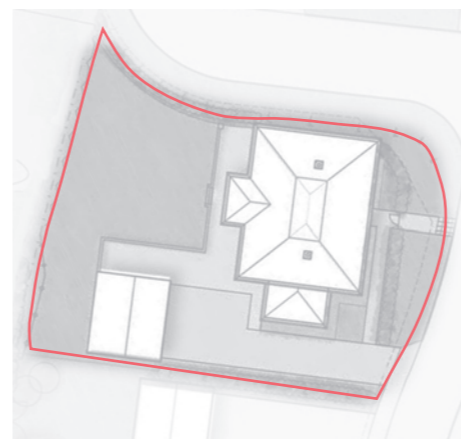
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



DOUBLE BARN GARAGE with ROOM OVER

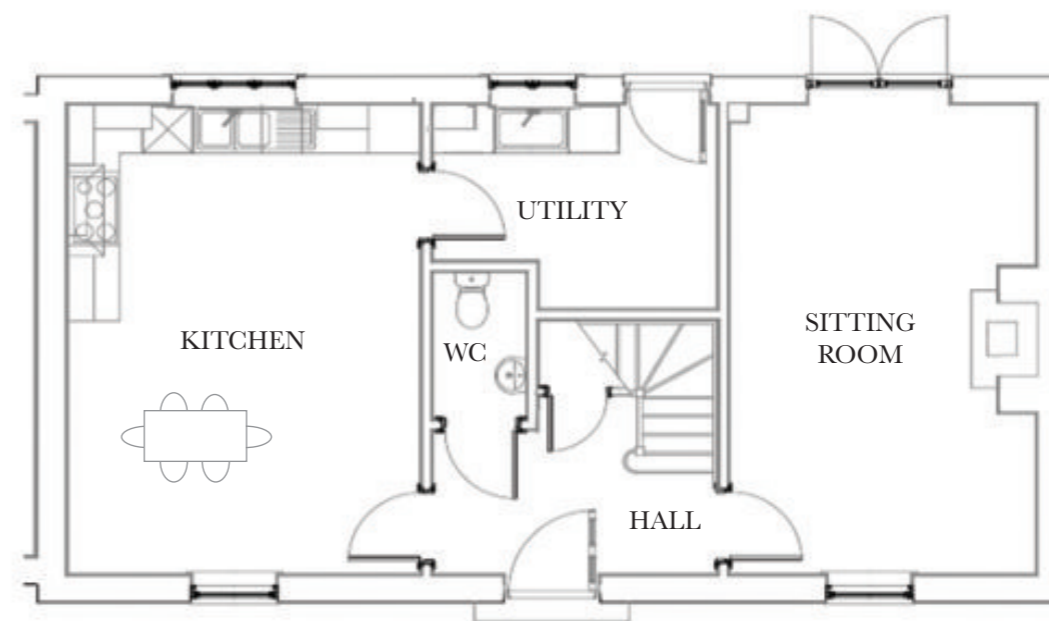
BEDROOMS	BATH/ENSUITE	GARAGE	HOUSE SQ FT	OFFICE OVER GARAGE	GARAGE SQ FT	TOTAL AREA SQ FT
4	3	DOUBLE	2986	414	414	3814

MEASUREMENTS ARE INDICATIVE ONLY. OUTSIDE SPACE NOT INCLUDED.

ARTIST'S IMPRESSIONS: the finished building may differ



SCALE
5m / 15' approx



GROUND FLOOR PLAN



15

- OXLIP HOUSE -

MAIN STREET • TYSOE • CV35 0SF

Exceptional views across to Edge Hill and Cotswold Area of Outstanding Natural Beauty make Oxlip House an inspiring place to live - think Thomas Hardy! An enchanting garden path leads to this traditional home which enjoys a classic symmetrical layout; central hall with kitchen left and sitting room right with French windows opening onto the back garden and single garage.



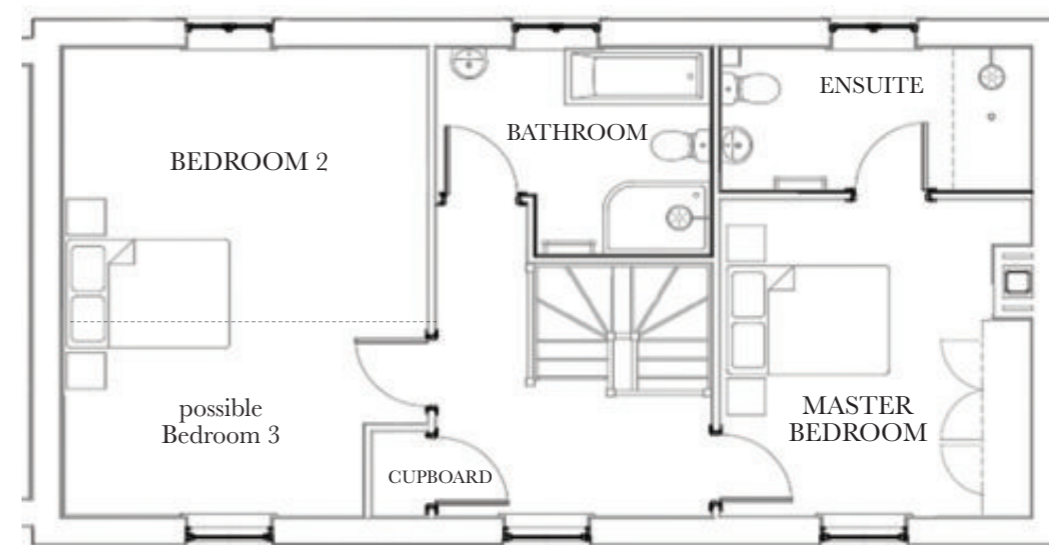
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN

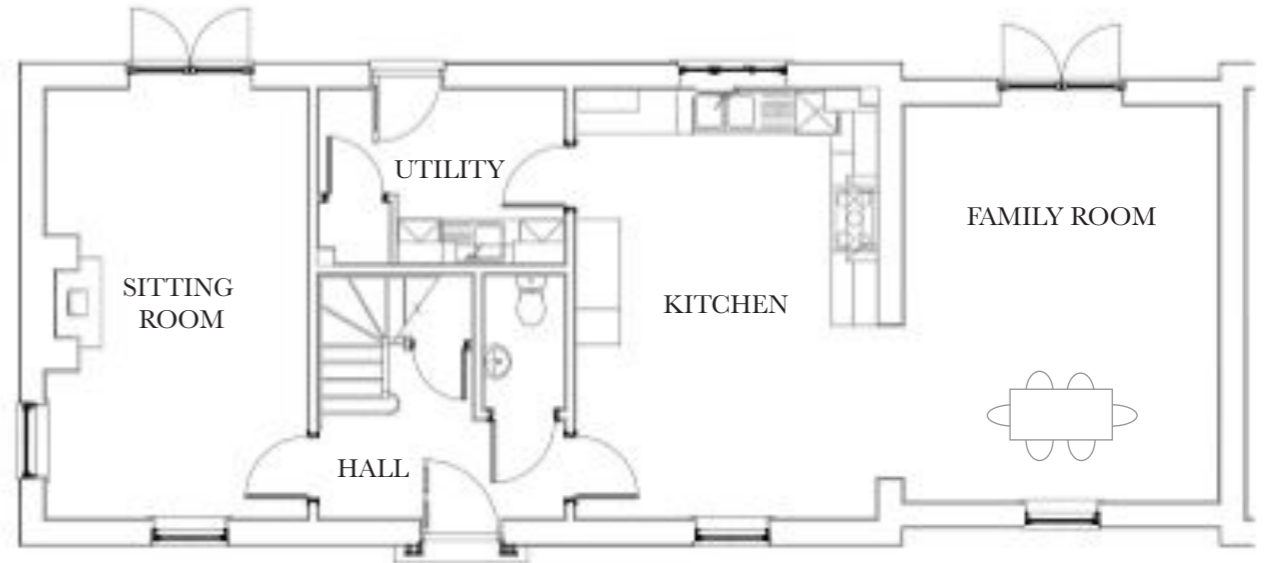
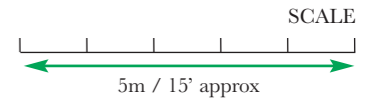


SINGLE GARAGE

BEDROOMS	BATH/ENSUITE	GARAGE	HOUSE SQ FT	GARAGE SQ FT	TOTAL AREA SQ FT
2 (3)	2	SINGLE	1412	200	1612

MEASUREMENTS ARE INDICATIVE ONLY. OUTSIDE SPACE NOT INCLUDED.

ARTIST'S IMPRESSIONS: the finished building may differ



GROUND FLOOR PLAN

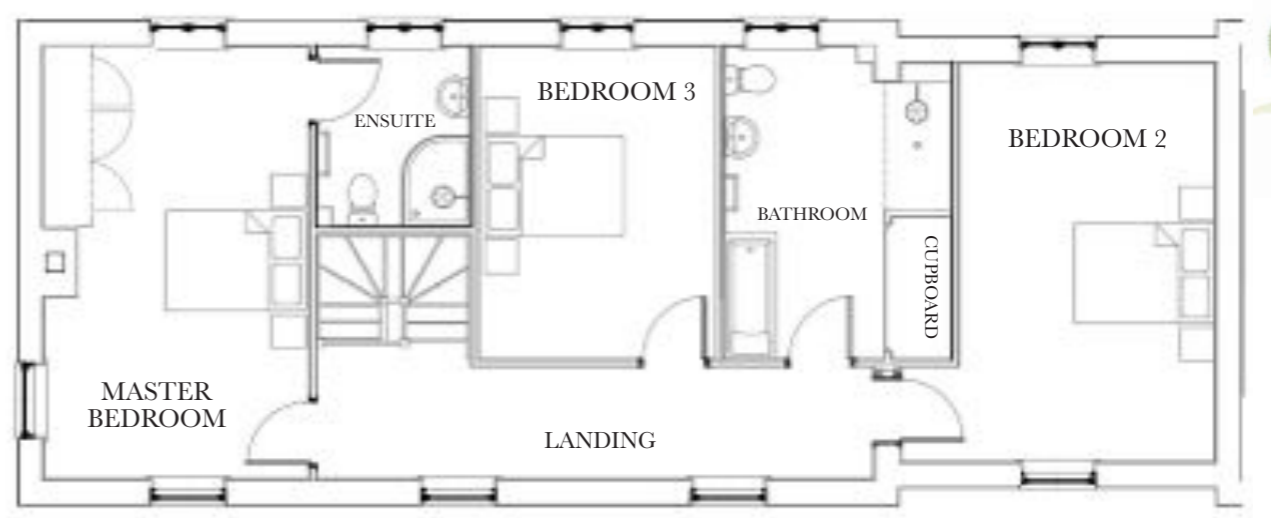
- LINDEN HOUSE -

2 MEADOW LANE • TYSOE • CV35 0TY

If you are looking for a home with a view this is for you! The views across to Edge Hill and Cotswold Area of Outstanding Natural Beauty are spectacular. Spacious rooms, lovely gardens, front and back, generous rooms, many with windows on two sides give Linden House a wonderfully light and airy feel.



LINDEN TREES are an abundant nectar source for honey bees, hence one of their alternative names is "bee trees." They are a prize of nature and a gift to bees.



FIRST FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



... wonderful views to Edge Hill and Area of Outstanding Natural Beauty countryside - just on the doorstep ...

BEDROOMS	BATH/ENSUITE	HOUSE SQ FT
3	2	1940

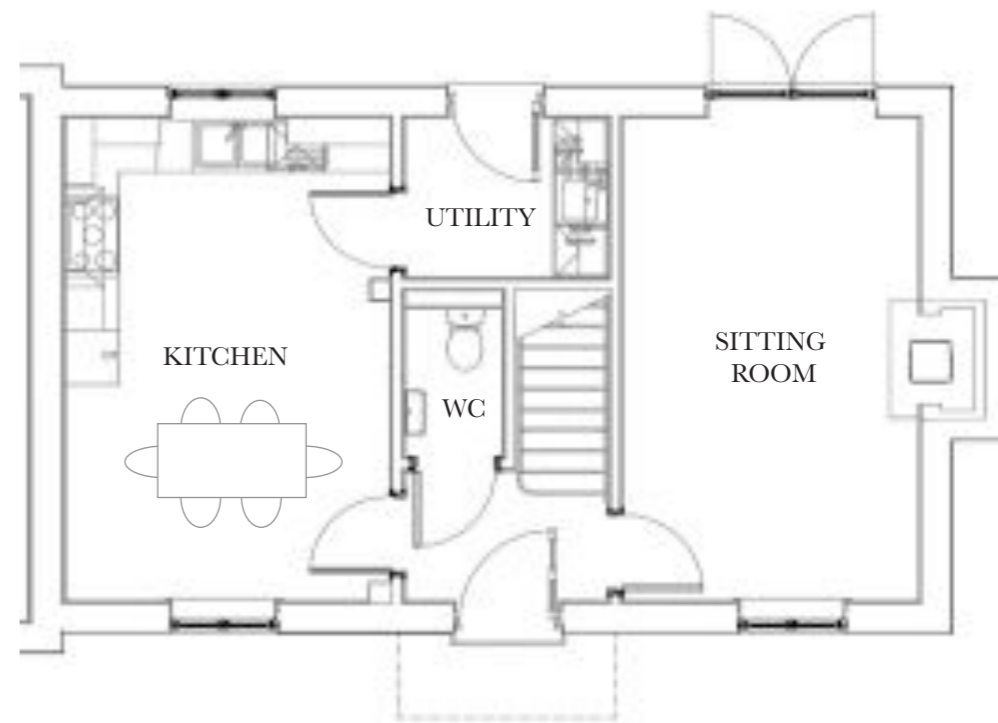
MEASUREMENTS ARE INDICATIVE ONLY. OUTSIDE SPACE NOT INCLUDED.

ARTIST'S IMPRESSIONS: the finished building may differ





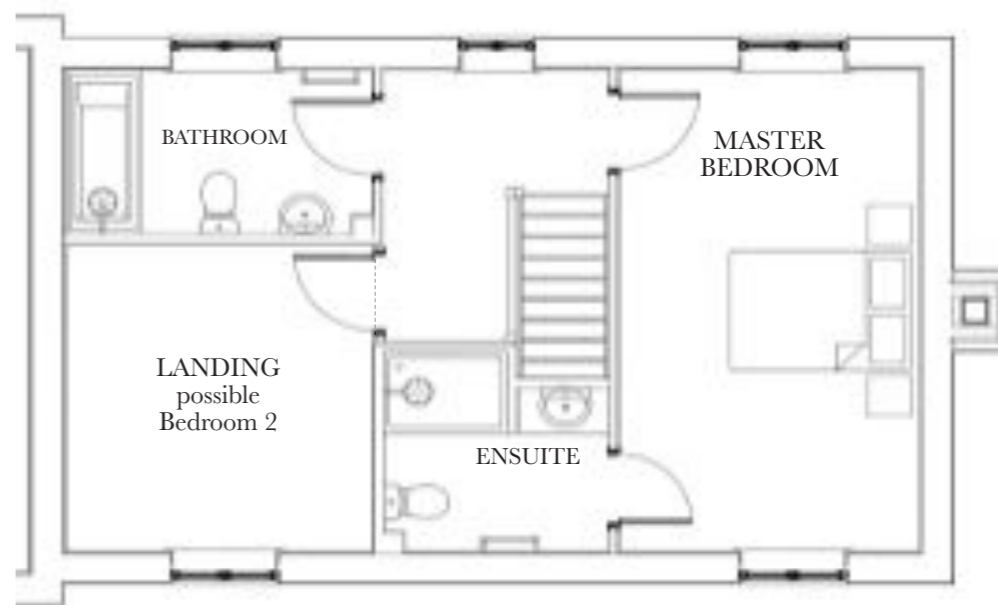
SCALE
5m / 15' approx



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GROUND FLOOR PLAN



FIRST FLOOR PLAN

- QUINCE COTTAGE -

4 MEADOW LANE • TYSOE • CV35 0TY

An idyllic, spacious cottage with generous front and back gardens, traditional internal layout and lovely view of the church from upstairs. Rooms are good sizes many with windows back and front giving this charming home a light and airy feel.

from THE OWL & THE PUSSYCAT

They dined on mince,
and slices of quince,
Which they ate with a runcible spoon;
And hand in hand,
on the edge of the sand,
They danced by the light of the moon,
The moon,
The moon,
They danced by the light of the moon.

Edward Lear



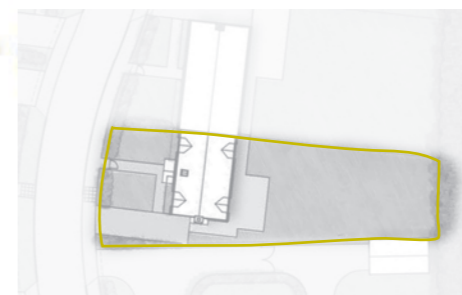
FRONT ELEVATION



REAR ELEVATION

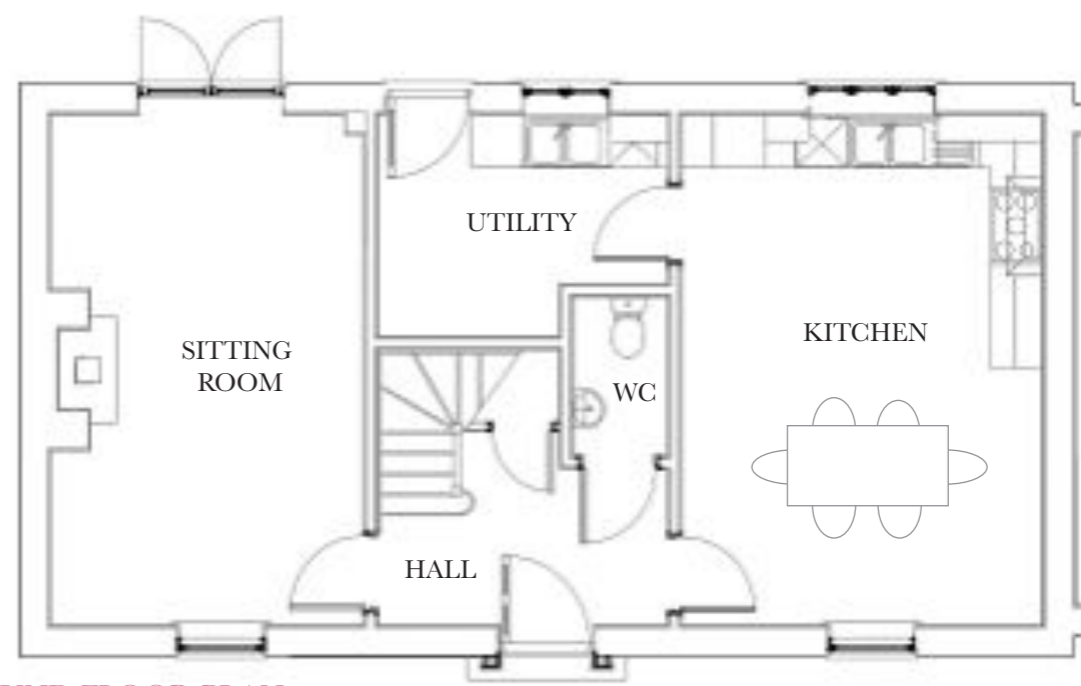
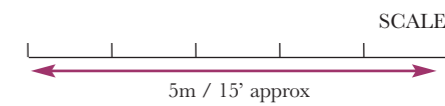


SIDE ELEVATION



BEDROOMS	BATH/ENSUITE	HOUSE SQ FT
1 (2)	2	1038

MEASUREMENTS ARE INDICATIVE ONLY. OUTSIDE SPACE NOT INCLUDED.



GROUND FLOOR PLAN



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- MULBERRY HOUSE -

6 MEADOW LANE • TYSOE • CV35 0TY

A south facing front garden, very large back garden, church views, traditional internal layout and generous rooms, some with windows back and front make this a delightful country home.

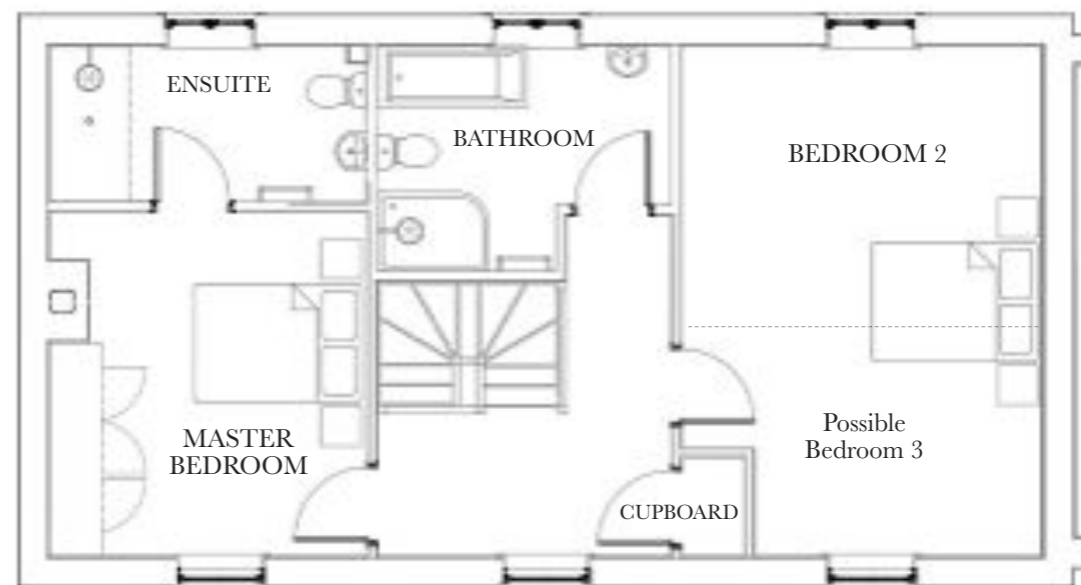


from
To The Mulberry Tree
Charlotte Smith, 1804

And soon the boughs
umbrageous spread
A shelter from Autumnal rays,
While gay
beneath thy shadowy head,
His gambols
happy childhood plays;
Eager,
with crimson fingers to amass
Thy ruby fruit,
that strews the turfy grass.



FRONT ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION



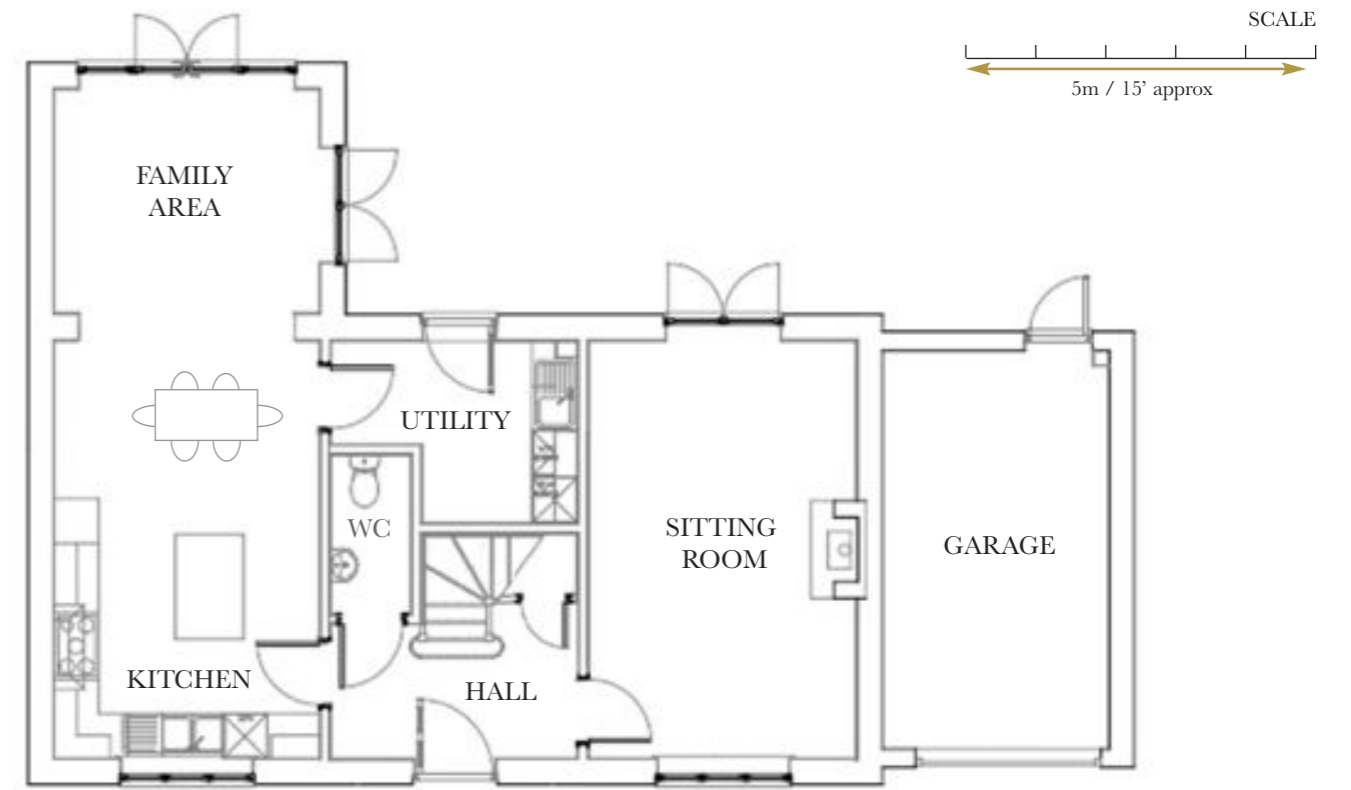
SIDE ELEVATION



BEDROOMS	BATH/ENSUITE	HOUSE SQ Ft
2 (3)	2	1412

MEASUREMENTS ARE INDICATIVE ONLY.
OUTSIDE SPACE NOT INCLUDED.

ARTIST'S IMPRESSIONS: the finished building may differ



GROUND FLOOR PLAN

- NIGHTINGALE HOUSE -

8 MEADOW LANE • TYSOE • CV35 0TY

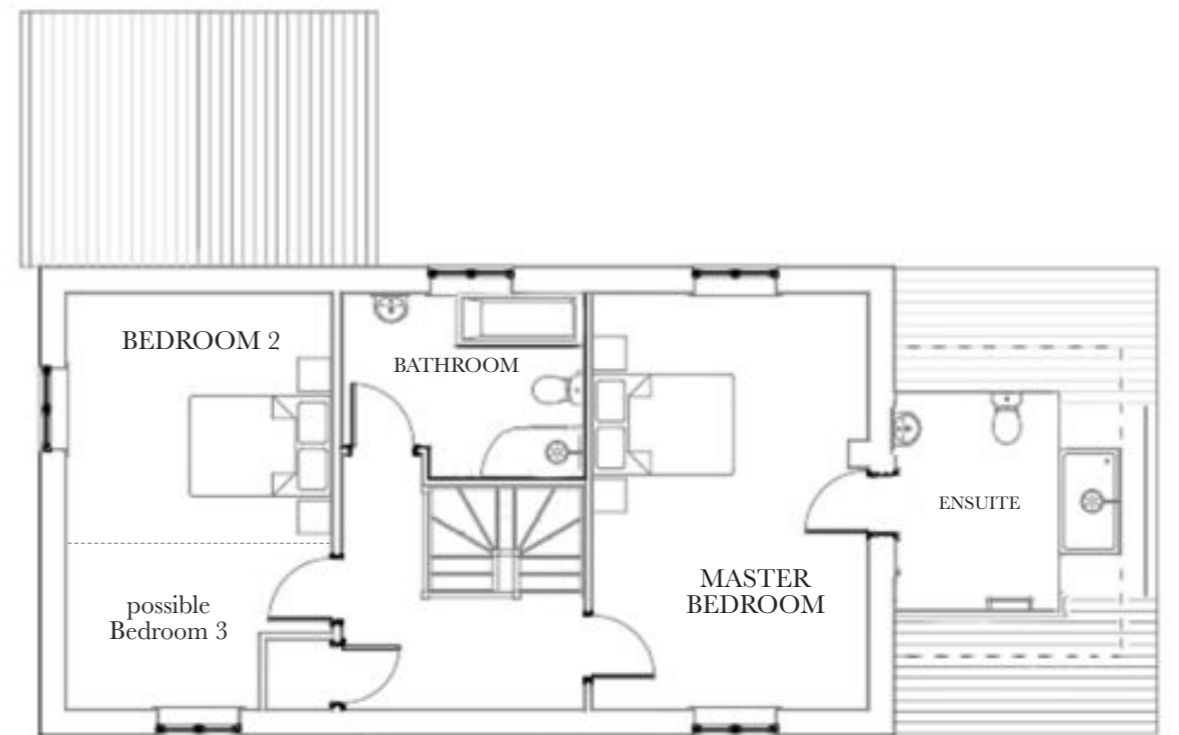
A beautiful family home, Nightingale House faces south with upstairs views of the church tower over a sunny front garden. Two large bedrooms or potentially three, if one was divided, plus spacious living areas opening up onto a large garden - ideal for a summer house at the end! It includes a generous single garage with services nearby which would allow it to be converted to a bedroom with bathroom if required (subject to planning).



FRONT ELEVATION



REAR ELEVATION



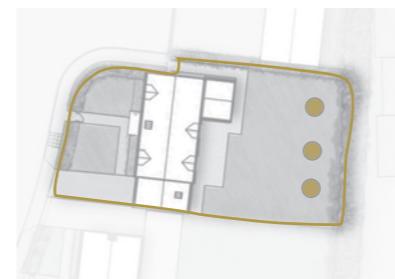
FIRST FLOOR PLAN



SIDE ELEVATION



SIDE ELEVATION



BEDROOMS	BATH/ENSUITE	GARAGE	HOUSE SQ FT	GARAGE SQ FT	TOTAL AREA SQ FT
2(3)	2	SINGLE	1554	163	1717

MEASUREMENTS ARE INDICATIVE ONLY. OUTSIDE SPACE NOT INCLUDED.

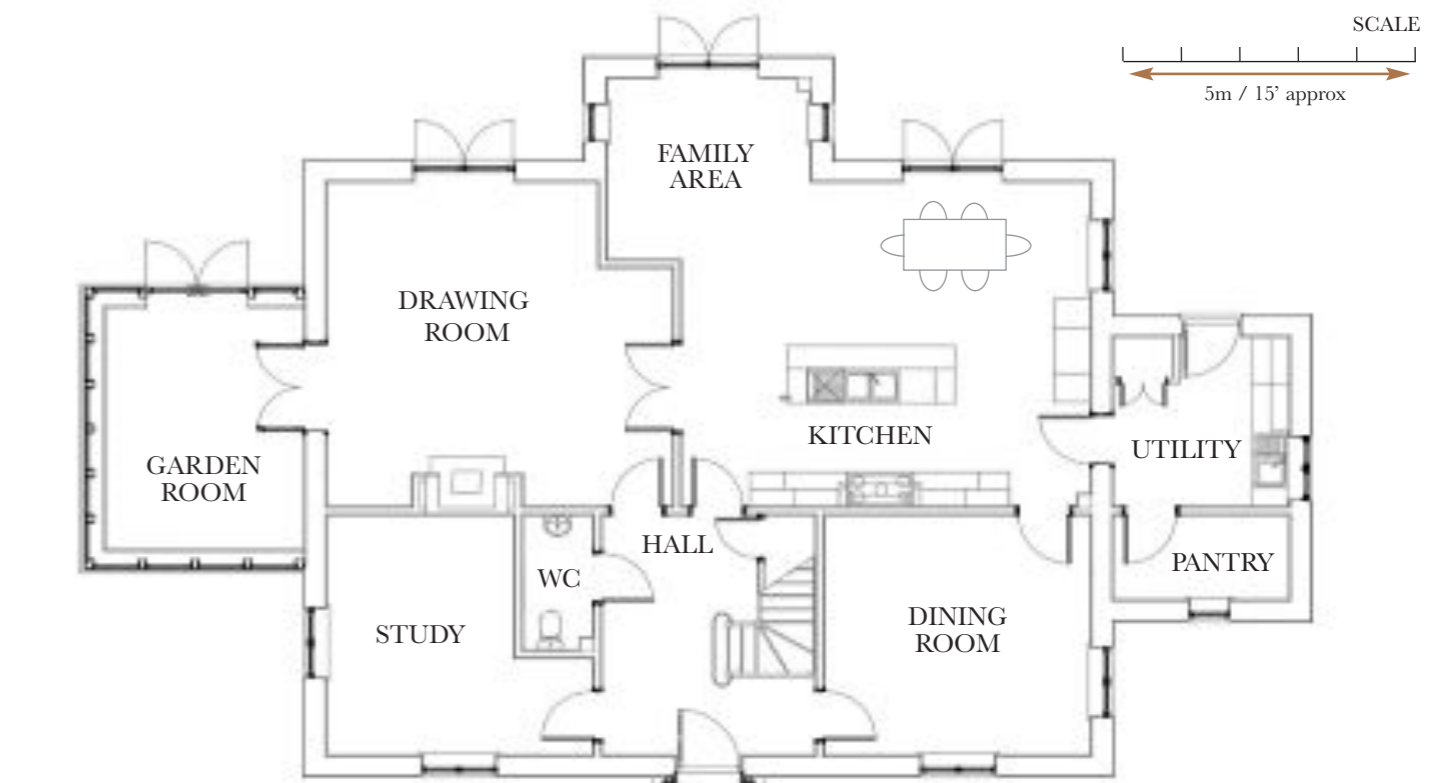


- SHERBOURNE HOUSE -

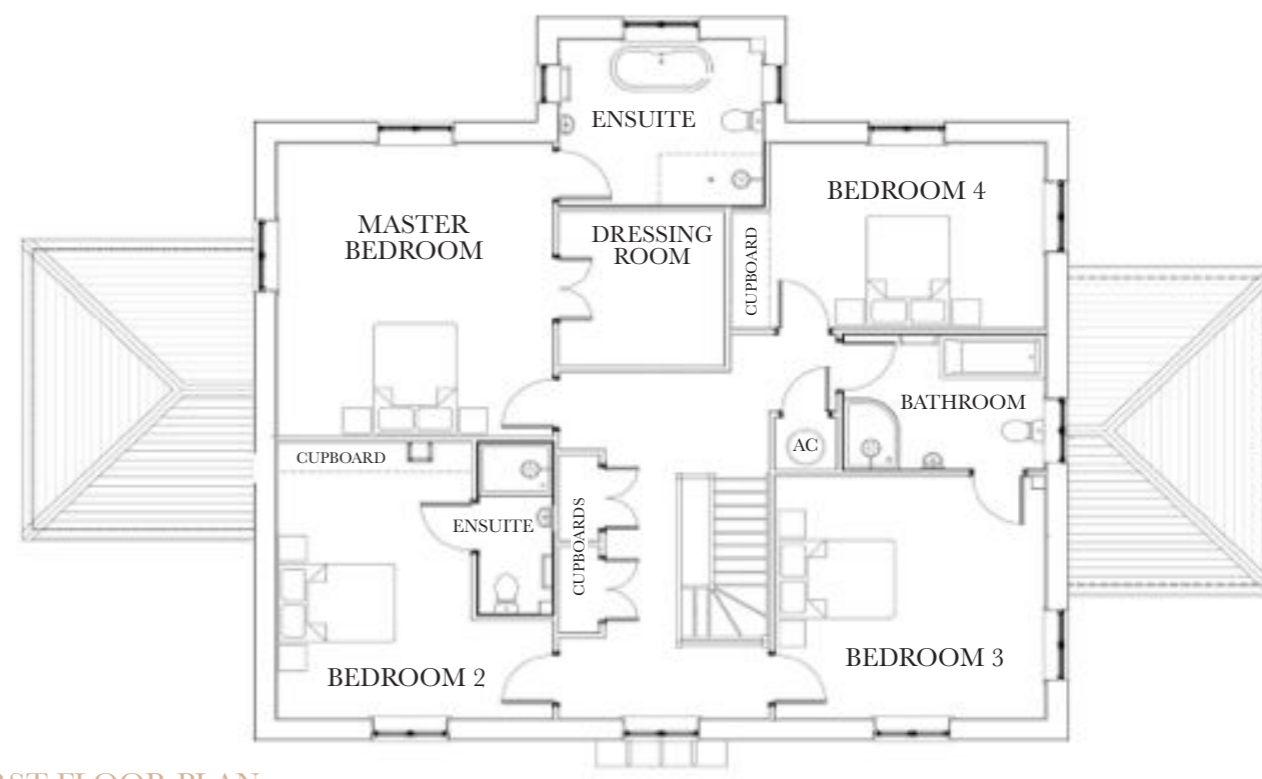
10 MEADOW LANE • TYSOE • CV35 0TY

A striking formal home in the Georgian tradition with high ceilings, spacious living areas including large open plan kitchen and family area. Sherbourne House has four bedrooms and three bathrooms plus an oak framed barn garage with space for office or potentially accommodation above. It has a sunny glazed garden room. The services locations allow the dining room to be converted to a downstairs bedroom with bathroom if required. With a large west facing garden enjoy an evening drink on the terrace looking over the open fields at the back as the sun goes down. There is land available to buy or rent at the back for ponies too.

SHERBOURNE derives from Scir Burna, 'clear stream' in Old English. Sherbourne House looks out across the meadow towards the stream.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION

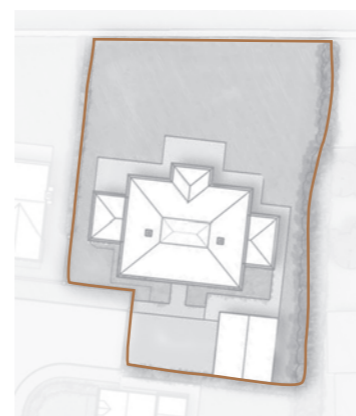


SIDE ELEVATION



SIDE ELEVATION

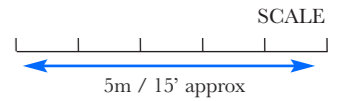
ARTIST'S IMPRESSIONS: the finished building may differ



DOUBLE BARN GARAGE WITH ROOM OVER

BEDROOMS	BATH/ENSUITE	GARAGE	HOUSE SQ FT	OFFICE OVER GARAGE	GARAGE SQ FT	TOTAL AREA SQ FT
4	3	DOUBLE	3166	414	414	3994

MEASUREMENTS ARE INDICATIVE ONLY. OUTSIDE SPACE NOT INCLUDED.

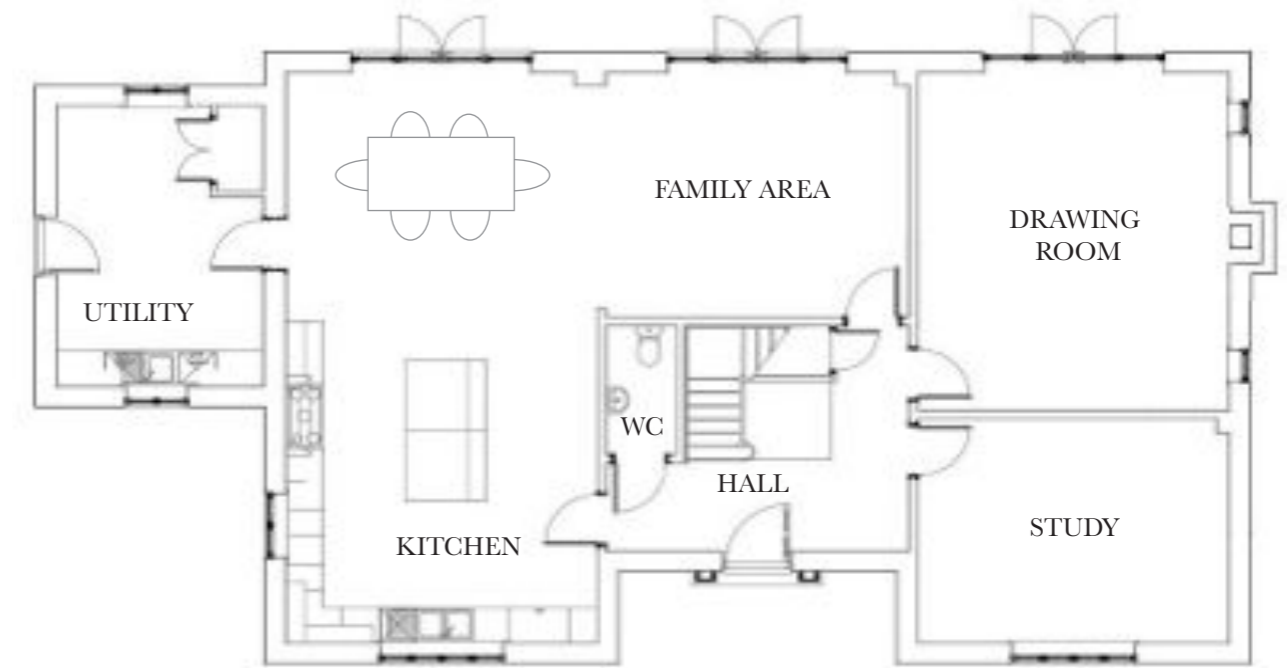


- WELLINGTON HOUSE -

12 MEADOW LANE • TYSOE • CV35 0TY

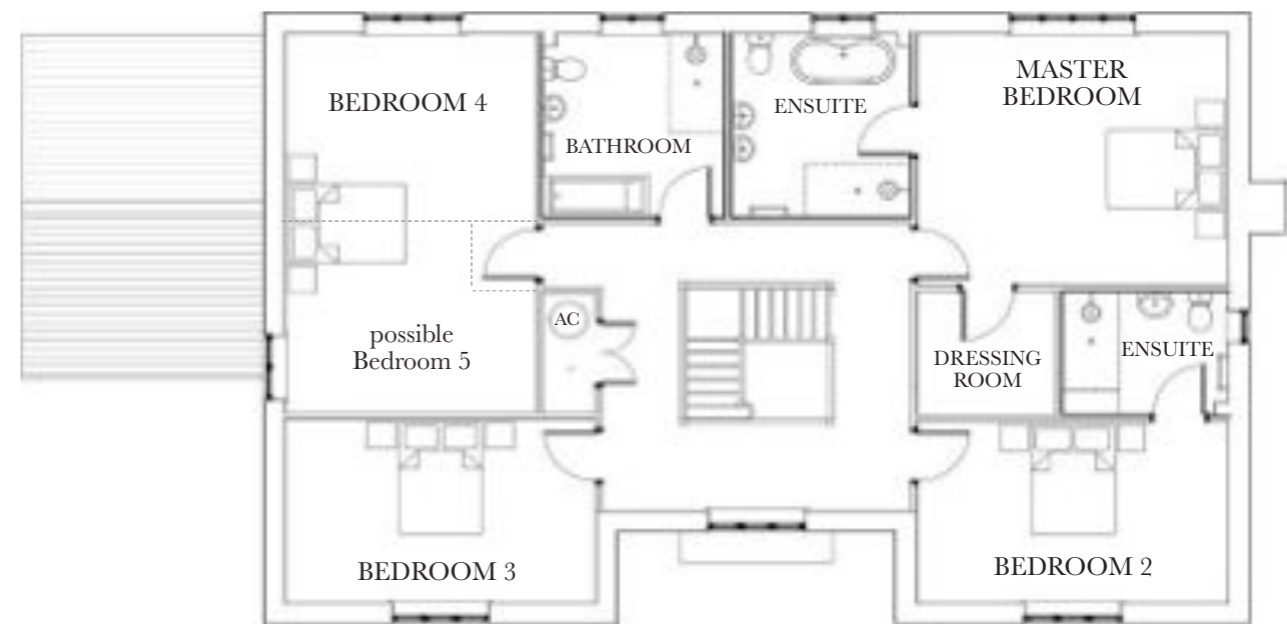
The largest house on Meadow Lane with a commanding front view to Edge Hill and to the side to the church. From the magnificent entrance hall and staircase to the large interconnecting living rooms and super spacious kitchen and utility with views out over the open fields Wellington House provides country living at its best with space for children, animals and entertaining! Services are arranged to allow the study to be converted to a downstairs bedroom and bathroom if required. Four or five bedrooms, lots of storage space and an impressive barn garage with space for an office or even a party room! With the possibility of buying or renting additional land for ponies at the back too.

WELLINGTON:
Anglo Saxon
'from the wealthy estate'



GROUND FLOOR PLAN

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FIRST FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



DOUBLE BARN GARAGE WITH ROOM OVER

BEDROOMS	BATH/ENSUITE	GARAGE	HOUSE SQ FT	OFFICE OVER GARAGE	GARAGE SQ FT	TOTAL AREA SQ FT
4 (5)	3	DOUBLE	3250	414	414	4078

MEASUREMENTS ARE INDICATIVE ONLY. OUTSIDE SPACE NOT INCLUDED.

ARTIST'S IMPRESSIONS: the finished building may differ

Construction

- solidly built
- traditional stone and block walls with slate roofs
- low maintenance gutters
- Hornton Stone - natural ironstone from Great Tew quarry
- 5 year seasoned oak lintels
- well insulated walls
- sound and thermal insulation between floors and in all partition walls
- first quality Spanish slates
- timber double glazed windows and timber doors with chrome ironmongery and 10 year guarantee
- secure by design specification – multi-point locks on doors and windows
- gardens turfed
- external taps to rear of houses and on garages
- water butts provided
- internal garages have electrically operated garage doors

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Services

- electricity
- gas – LPG gas. Each house has its own tank
- water
- BT, fibre to the premises (FTTP)



Help to Buy: Equity Loan is available on all houses under £600,000.

Internal

- solid 4 panelled traditional doors
- chrome handles
- white painted traditional moulded skirtings
- natural stone floors to hall, kitchen, utility room
- polished engineered oak floorboards to other ground floor areas
- carpets to stairs and first floor

Kitchens and utility rooms

- hand made by Featherbow Kitchens of Lighthorne www.featherbow.co.uk
- painted shaker style handmade units
- quartz worktops in kitchen and utility room
- appliances included - cooker, fridge, freezer, dishwasher
- Rangemaster dual fuel cookers and hobs. Electric cookers. Gas hobs
- Belfast white ceramic sinks in kitchens and utility rooms
- Perrin and Rowe taps
- pull out 3 compartment waste bin
- under cupboard lighting

Bathrooms

- Heritage range of basins and WCs
- baths in most master bedroom ensembles and family bathrooms
- large, quality showers with crosswater fittings
- Bristan taps
- provision for heated mirrors
- towel rails - dual fuel
- natural stone floors and wall tiling

Electrical and telecoms

- ground floor has brushed stainless backplates, first floor has white backplates
- large number of 13A sockets provided
- BT telephone points in living rooms and main bedrooms for phone or broadband
- TV sockets in ground floor rooms and main bedrooms
- fibre installed to the house for superfast broadband
- large number of high efficiency LED spotlights in ceilings – low cost and long life lamps
- additional lights over dining and worktop areas
- intruder alarm
- door bell

Heating

- energy efficient gas fired (LPG) boiler for efficient and low cost heating
- ground floor underfloor heating
- first floor radiators
- each main room separately controlled by thermostats
- underfloor electric heating in bathrooms
- chimney ready for Clearview wood burning stove installation in living room (supply and installation of the stove would be an additional charge)

Meadow Lane road

The road and pavements have been approved by Warwickshire County Council as being to their standards suitable for adoption and built to their requirements although it is intended that the road will remain private. It should require minimal maintenance for many years.

Barn garages

- oak framed barn garages made by Prime Oak
- ready for fitting out as home office or other accommodation by purchaser
- boarded walls with required ventilation to allow occupation of first floor as accommodation
- screeded, painted concrete floor to ground floor, boarded floor to first floor
- natural slate roofs
- oak doors
- services installed include:
 - 55amp supply to a 45amp distribution board to allow fast car charging (charging socket not provided)
 - water
 - drainage (suitable for sinks and toilet)
- 2 x Cat 6 cables per barn laid to the main house to allow connection to the broadband in the house

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Single garage

- brick construction
- services include electricity and water
- electrically operated garage doors

Service charge

There will be a service charge to cover the maintenance of the shared road, drains and shared services which will be based on the floor area of the house with Quince Cottage being c£150 + VAT per year and Wellington House being c£550 + VAT per year. Full details will be provided as part of the legal pack.

The road will continue to be owned by Loxton Developments Ltd who will manage the service charge on behalf of the owners.



the making of a
TRADITIONAL HOME

HORNTON STONE

- warm and mellow -

All the houses in Meadow Lane are built in traditional Hornton Stone, an unusually pure ooidal ironstone of the Lower Jurassic Marlstone Rock Formation, which crops out of the Edge Hill escarpment and adjacent ironstone plateau in central England. It's rich tawny brown tones give the homes a wonderfully warm and mellow feel. Meadow Lane Hornton Stone has been quarried from Great Tew.

SPANISH SLATE

- grade 'A' natural slates -

FEATHERBOW KITCHENS

- beautiful bespoke -

The bespoke kitchens are built in Featherbow's Lighthorne workshop - only eight miles from Tysoe - to the highest quality, employing traditional cabinet making techniques, with mortice and tenoned doors and dovetailed joints on the drawers. The cabinets are made of solid wood and the tulip wood fronts are painted in Farrow & Ball. Fitting work and on site painting is carried out by the specialist Featherbow team - always on the doorstep should you wish to add more cabinets, cupboards, wardrobes - or even change the colour of your kitchen!

CLEARVIEW STOVES

- classic wood burning stoves -

MANDARIN STONE

- natural materials at their best -

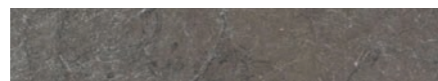
Mandarin Stone is still very much a family run business with their headquarters in Monmouthshire. From a modest start - selling slate tiles from the back of an estate car - Mandarin Stone is now a leading supplier of natural stone. Success has been based on an overriding passion for natural stone and an indepth knowledge of this beautiful material.

FARROW & BALL

- richly pigmented front doors -

Farrow & Ball paints are special, famous for their deep and richly pigmented colours that respond to varying light throughout the seasons, bringing beauty and character to your home.

... just a few of the quality products and services used to create the homes of Meadow Lane



TYSOE VILLAGE

TYSOE PAST: STEEPED IN HISTORY

If you dream of living in a village with a real sense of history then Tysoe is for you. Imagine those Roman legions surveying the land from high up on Sun Rising Hill or pitching their tents in Middle Tysoe.

The name Tysoe comes from Tīwes hōh - 'spur of land belonging to the god Týr', the Saxon war god. In the Domesday Book, 1086, it appears as Tiheshoche. Eilert Ekwall comments: '... at Tysoe was a cut figure of a horse, the Vale of the Red Horse, a monument to an Anglo-Saxon victory.'

The 11th century saw the beautiful parish church dedicated to St Mary.

In the Civil War, 1642 on the eve of the Battle of Edgehill Tysoe homes were billeted by parliamentary troops. Historians will enjoy hunting out several 17th-century buildings still in existence in the village.

1859 saw exciting times as the local village primary school was opened, still thriving today. Perhaps Joseph Ashby, the agricultural trade unionist, born in the village was one of the first pupils?

Just a little potted history ... there's much more for you to find out!

TYSOE PRESENT: A VILLAGE FOR ALL

A TASTER OF TYSOE

SHOPS

Village Stores, Tea Room & Delicatessen
Post Office

EDUCATION

C of E Primary School

HEALTH & BEAUTY

Doctors' surgery
New Looks Hair & Beauty Salon

CHURCH

St Mary's Church • Tysoe Methodist Church

SPORT

Tysoe Tennis Club • Tysoe United Football Club

PUB

The Peacock

AGRICULTURAL

Community Orchard

EVENTS

Village Fete • Bonfire • Windmill 10k run



Meadow Lane is in the heart of Tysoe, leading from the Main Street to an open meadow which is criss crossed with footpaths. Enter Middle Tysoe from Upper Tysoe passing the playing fields on your right, the shops and church on your left. Just as the village opens up into open AONB countryside on your right Meadow Lane is on your left.

TYSOE

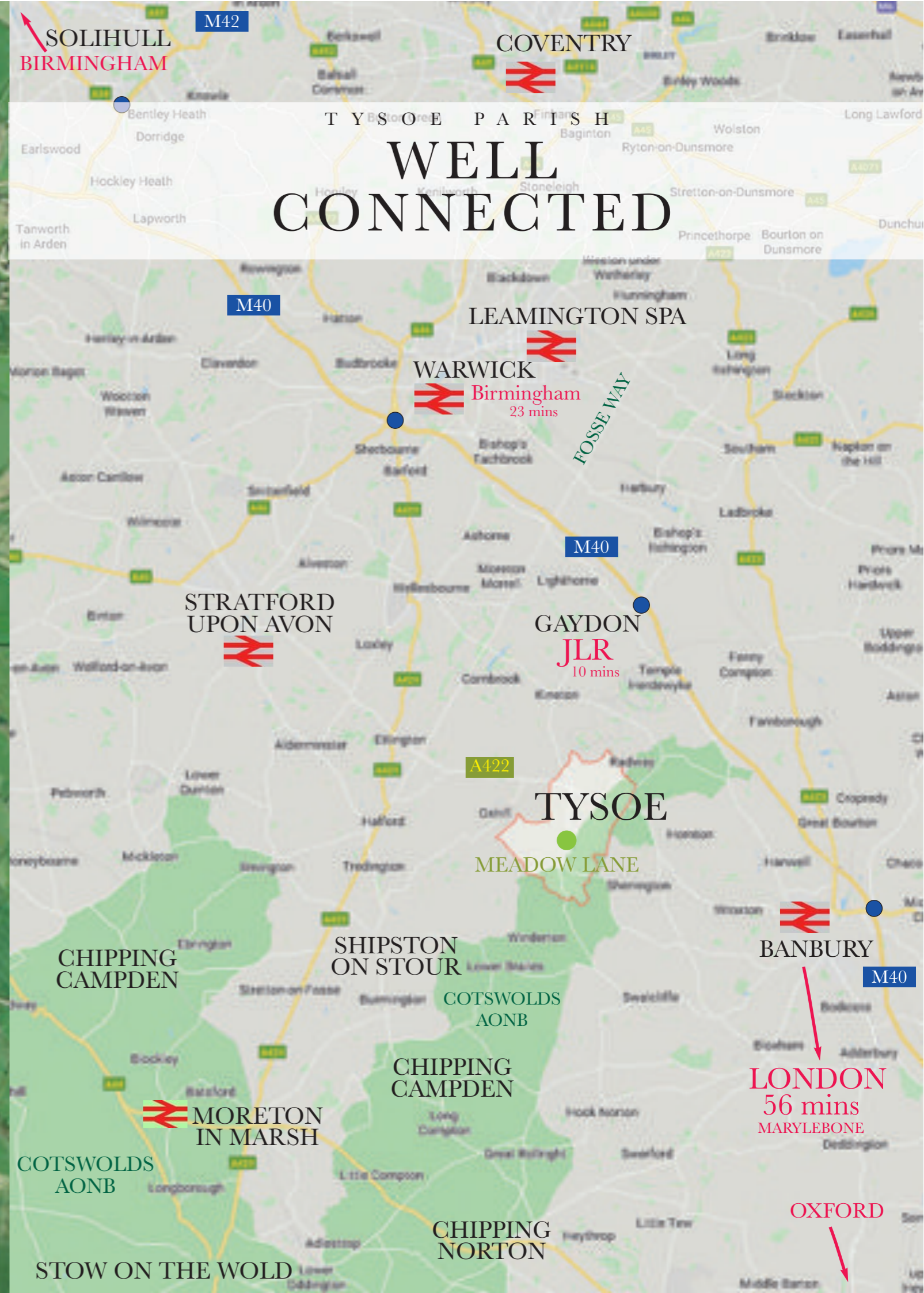


ON FOOT: All the amenities of the village are available a short walk away - shops, school, doctor, churches, playing fields, nursery ... as well as endless footpaths to help you explore the beautiful countryside - part of the Cotswold Area of Outstanding Natural Beauty.

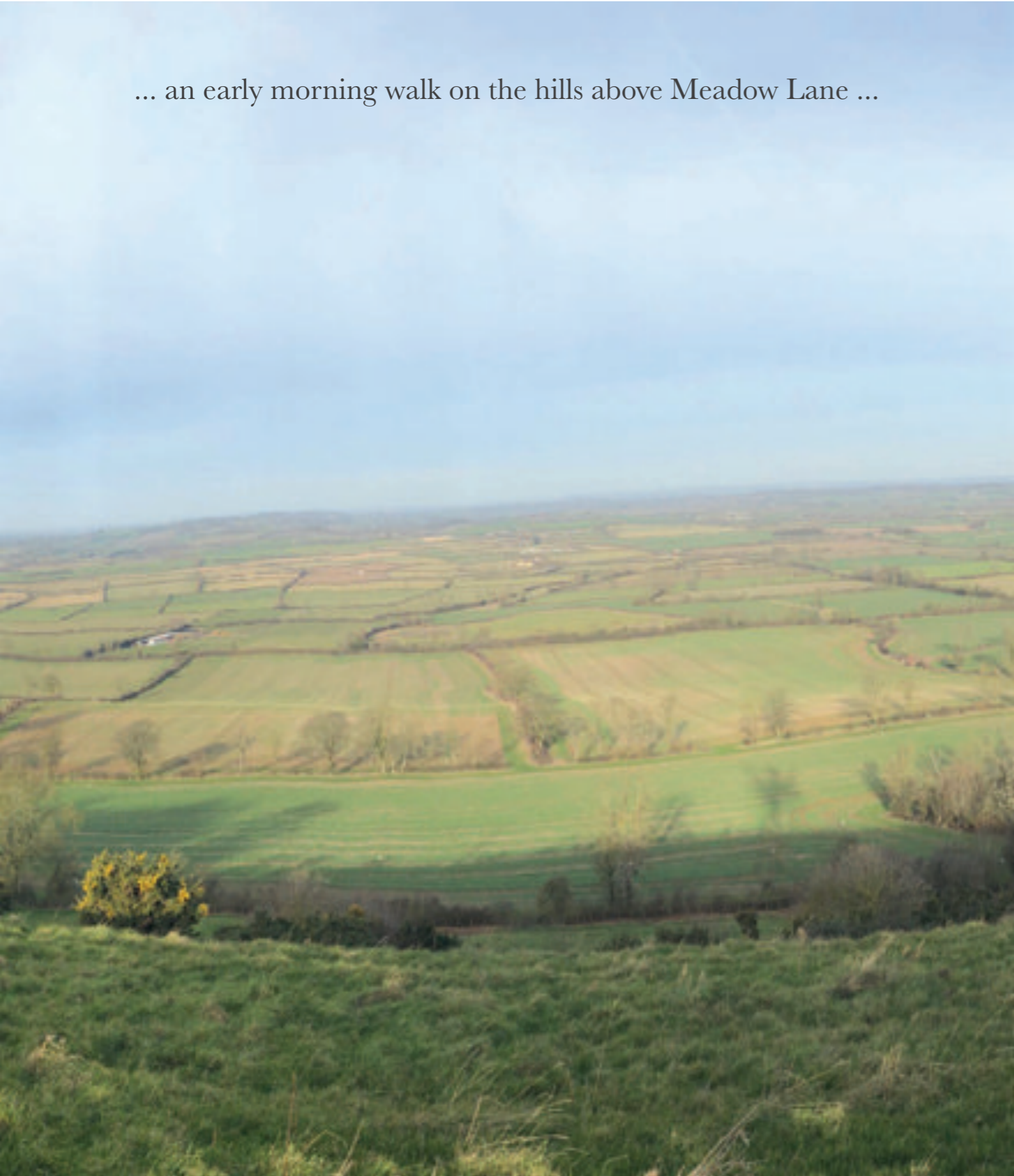
BY CAR: The M42 is within easy access at Gaydon and Banbury

BY TRAIN: Banbury, Moreton in Marsh, Warwick Parkway and Leamington Spa stations are all within easy reach.

BY HORSE: Follow the bridleways!



... an early morning walk on the hills above Meadow Lane ...



VIEWINGS



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