



Isalyn
Upper Brailes
Warwickshire
OX15 5AT



Description

A beautifully presented detached bungalow with adjoining annexe, set in an elevated position with countryside views in this sought after village. Spacious open plan living offering; kitchen with electric Aga, sitting/dining space with views over the rear garden and fields beyond, there are 2 double bedrooms in the main bungalow both with built in wardrobes and a separate shower room. The sitting room leads to the generous conservatory which our vendors currently use as additional living space with an area for a home gym. Attached to the house with its own entrance is the annexe; converted from the garage this now offers versatile living/bedroom/home office space with a separate shower room and utility area. The rear garden is Westerly facing with a patio area and is then tiered up from the house backing onto fields. To the front there is ample driveway parking.

If you are looking to be in the heart of the Countryside but still be part of a thriving village community, with picturesue views from every window, then Islayn is your must-see property.

Directions

From Shipston-on-Stour take the B4035 signposted to Banbury. Continue into Upper Brailes where Islayn can be found a short distance after passing The Gate Inn on the right-hand side and identified by our For Sale board.

Location

Upper Brailes is a delightful village lying in undulating countryside on the Warwickshire / Oxfordshire borders. The village has a public house with further local facilities available in the neighbouring village of Lower Brailes including a butcher, bakery, newsagents, hairdressers and



a further public house. More comprehensive shopping and facilities are available in the nearby town of Shipston on Stour, Moreton in Marsh and Banbury. There is an inter city rail service from Banbury to London Marylebone and Paddington and Moreton in Marsh to London Paddington. The M40 motorway network may be accessed at Banbury.

Tenure & Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Viewing Arrangements -

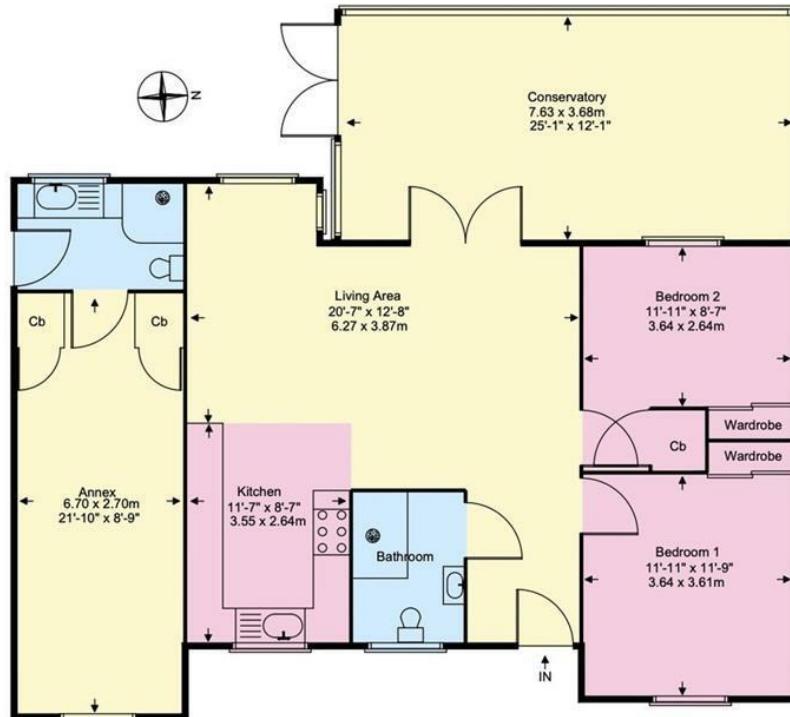
Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		39
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate Gross Internal Area = 93.00 sq m/ 1001 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company.

Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of harrison james & hardie or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements of representation of fact. All dimensions, photographs, floorplans, or any reference to necessary permissions for use and occupation and their details are given in good faith and any intending purchasers or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors or lessors do not make or give and neither harrison james & hardie, nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property or particulars, nor enter into any contract relating to the property on behalf of the vendor.

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Bourton on the Water

High Street, Bourton on the Water
GLOS GL54 2AN
Tel: 01451 822 977 Fax: 01451 822 961
Email: bourton@harrisonjameshardie.co.uk

Moreton in Marsh

High Street, Moreton in Marsh
GLOS GL56 0AF
Tel: 01608 651 000 Fax: 01608 651 411
Email: moreton@harrisonjameshardie.co.uk