

Old Sunny Cottage, Upper Brailes, Banbury, OX15 5AT

- Character Two Bedroom Cottage
- Sitting Room with Open Fire & Oak Effect Flooring
- Kitchen/Dining Room with Feature Stone Flooring
- Recently Refitted Shower Room
- Large Rear Garden Leading Down to Open Countryside
- Popular Village Location

2 1 1

£250,000

A beautifully presented two bedroom character cottage in the sought after village of Upper Brailes. The village is in an area of outstanding natural beauty with a primary school, village hall, a couple of shops, a pub and is just a few miles from the market town of Shipston on Stour which has a wider range of amenities. The accommodation briefly comprises of a sitting room, kitchen/dining room to the ground floor with two bedrooms and a refitted shower room to the first floor. To the rear of the property there is brick built summer house and a good sized garden with views over open countryside.

ACCOMMODATION

The front door opens into the sitting room which has a rustic brick fireplace with quarry tile hearth and grate for open fire. A door leads through to the kitchen/dining room which has stairs rising to the first floor. There is a range of base, wall and drawer units with work surfaces over and an under stairs storage cupboard. Space and plumbing for appliances. To the first floor there are two bedrooms and a recently refitted shower room. The attractive rear garden has a patio area, brick built summer house with patio doors, power and light. The garden continues down with established borders, lawned area and an additional patio with a view over open countryside.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Electric radiator heating.

RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band A

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: A full copy of the EPC is available at the office if required.

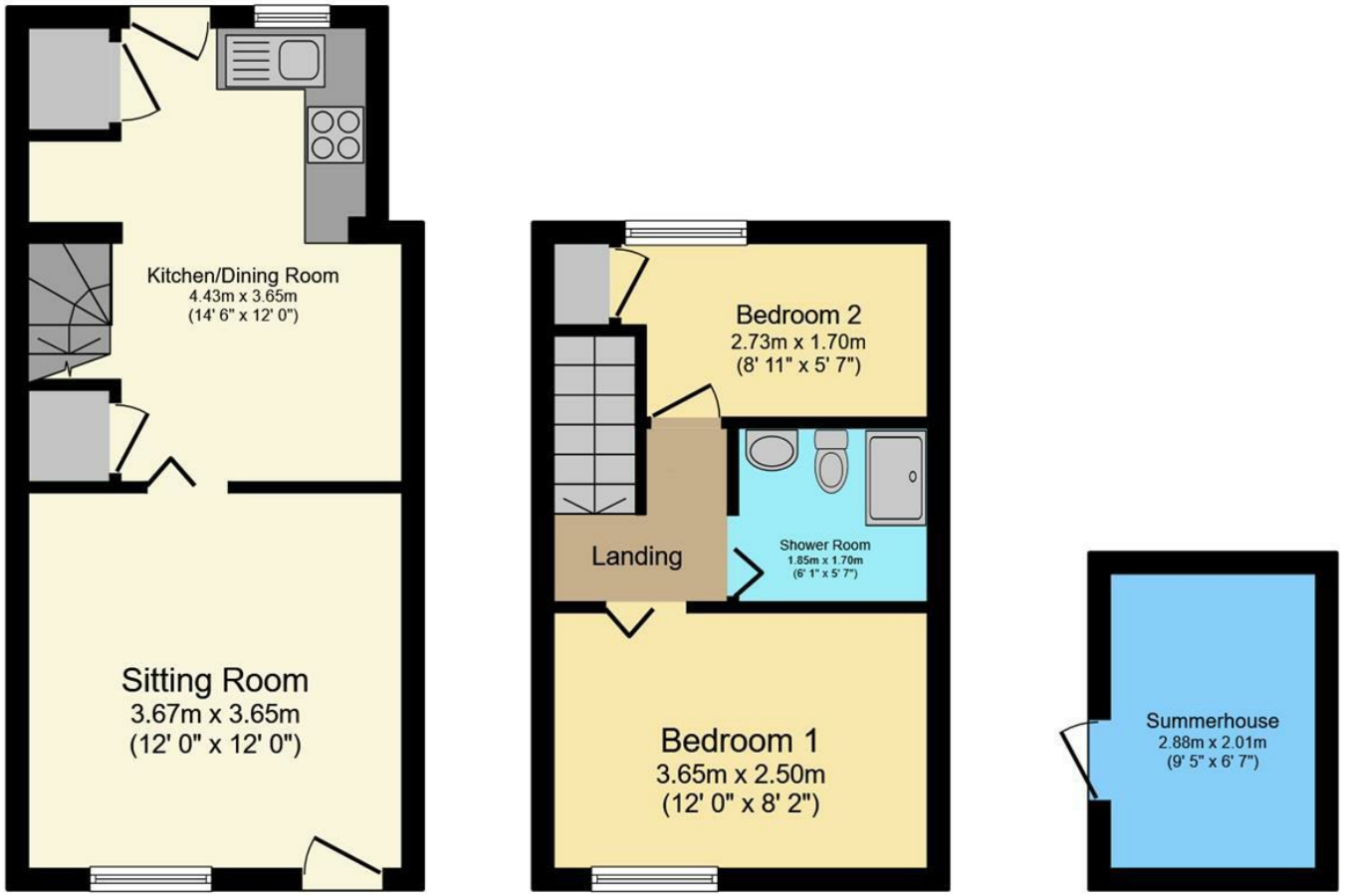
VIEWING: By Prior Appointment with the Selling Agents.





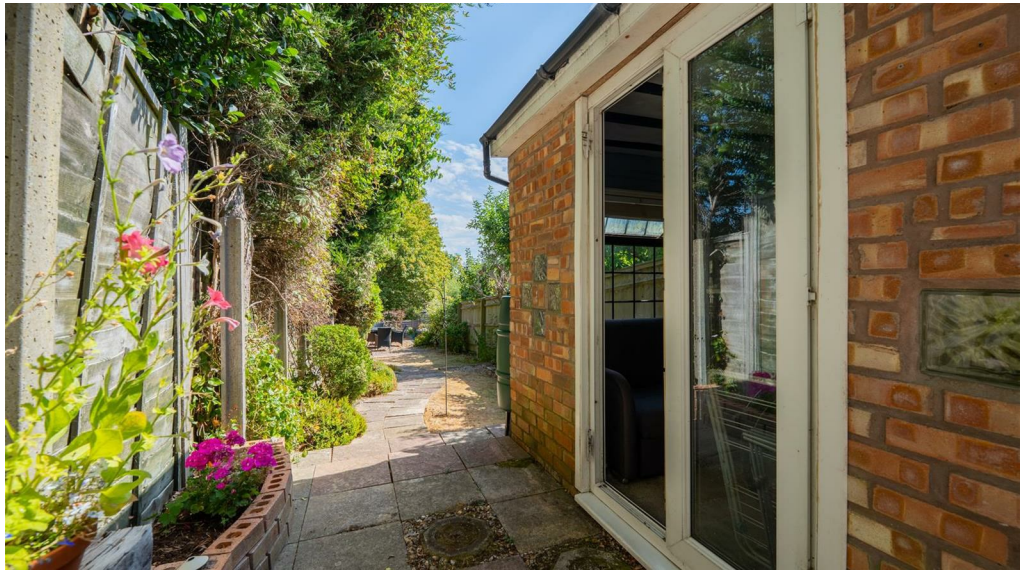


Old Sunny Cottage, Upper Brailes



Total floor area: 66.4 sq.m. (714 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke
Winkworth