



Peter Clarke

10 Warmington Road, Lower Brailes, Banbury, OX15 5FN

- Stone Built Property
- Planning Permission for Loft Conversion
- Two Double Bedrooms
- Bathroom with Bath and Separate Shower
- Fitted Kitchen with Appliances
- Sitting Room with Wood Burning Stove
- Underfloor Heating to Ground Floor
- Landscaped Rear Garden



Offers Over £325,000

A two bedroom stone property built in 2020. The current owners have upgraded the flooring throughout, added wood panelling to the hall and cloakroom, upgraded the work surface in the kitchen and re-tiled the bathroom with high quality tiles. The rear garden has also been landscaped making this a desirable property in a sought after location. Planning permission has been granted for a loft conversion - Ref: 21/02767/LDP

ACCOMMODATION

The ground floor has underfloor heating and wood effect flooring throughout. The entrance hall and cloakroom have attractive feature wood panelling which has been added by the current owner. The kitchen has a range of base, wall and drawer units with oak work surfaces and a ceramic sink. Integrated appliances include a double oven, induction hob with extractor above, fridge/freezer, washing machine and dishwasher. Under stairs storage cupboard and stairs leading to the first floor. The sitting room has a feature stone wall fireplace with wood burning stove. Double doors lead to the rear garden. The first floor landing has access to loft space and a storage cupboard. The bedroom to the front of the property has views over open countryside and the rear bedroom has built in wardrobes. The bathroom has had the flooring upgraded and high quality tiles to the wall, a double walk in shower, wash hand basin with built in cupboard beneath, wc and bath.

The rear garden has been landscaped and has a patio, decking area, shed, lawn and feature raised stone flower bed.

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. LPG central 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 C

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

VIEWING: By Prior Appointment with the Selling Agents.

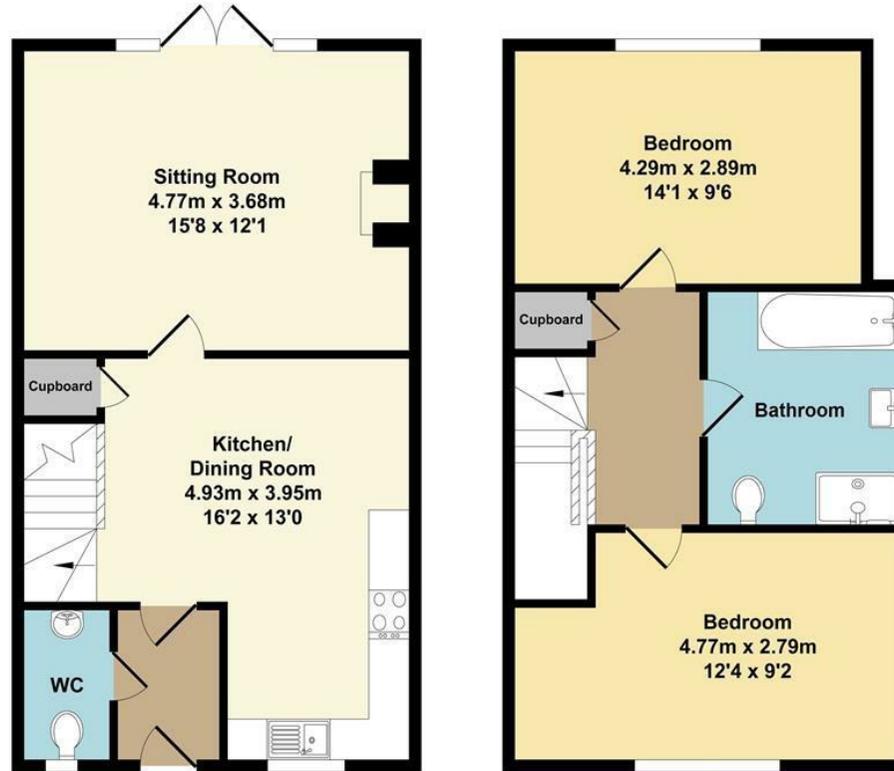
REGULATED BY RICS



Warmington Road, Sutton Lane, Lower Brailes, OX15 5FN

Total Approx. Floor Area 81.66 Sq.M. (879 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

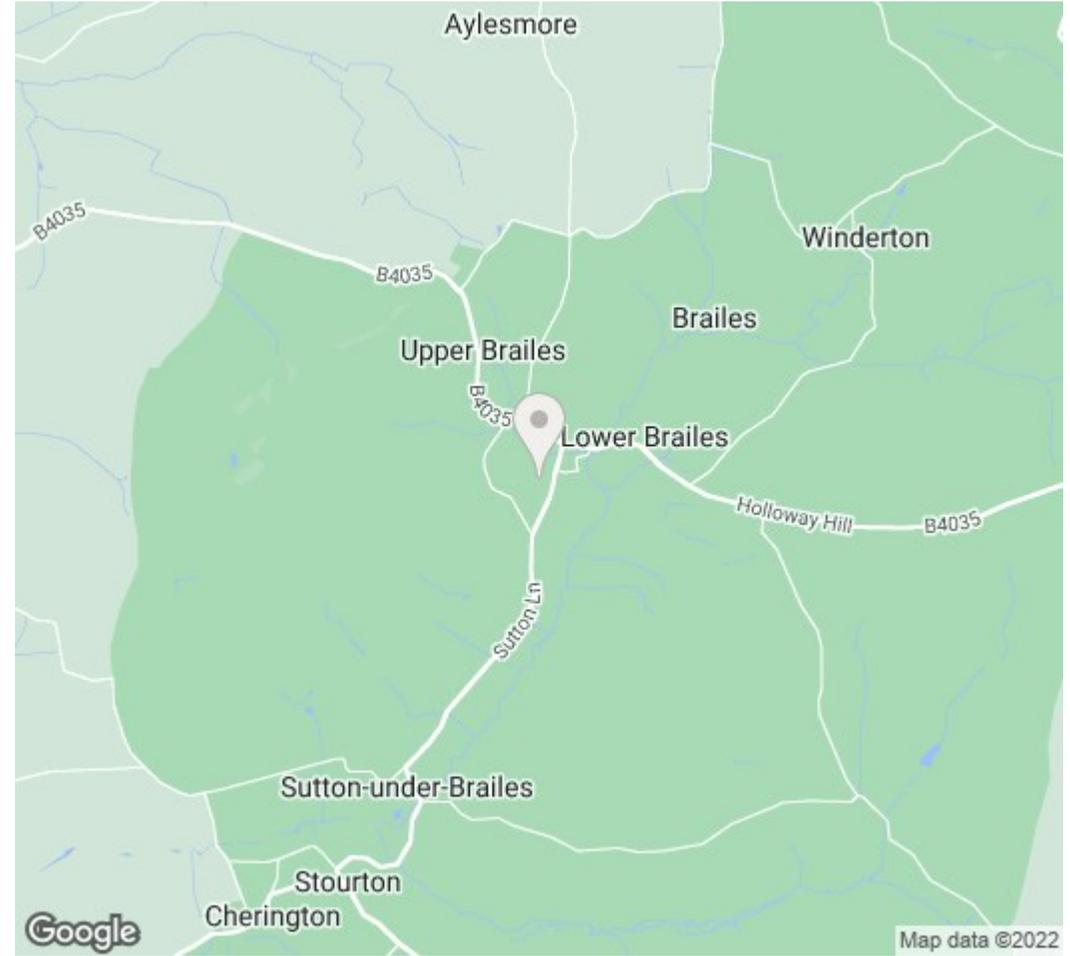


Ground Floor
Approx. Floor
Area 41.54 Sq.M.
(447 Sq.Ft.)



First Floor
Approx. Floor
Area 40.12 Sq.M.
(432 Sq.Ft.)





DISCLAIMER: Peter Clarke & Co LLP 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 Peter Clarke & Co LLP 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.

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