



Peter Clarke

The Green, Lower Brailes, Banbury, Oxfordshire, OX15 5HZ

- Grade II Listed Detached Cottage
- Two Double Bedrooms
- Two Reception Rooms with Multi Fuel Burners
- Fitted Kitchen with Oil Fired Rayburn
- Barn/Greenhouse & Sheds
- Field Suitable for Pony/Sheep
- Front & Rear Gardens
- Off Road Parking



Offers In The Region Of  
£760,000

An idyllic two bedroom Grade II detached local Hornton stone cottage which has been renovated and restored internally and externally by the current owners using traditional locally sourced materials and benefitting from Inglenook fireplaces, feature beams and original elm doors to the bedrooms. The property is set on a plot of approximately 1.42 acres with lovely countryside views and includes a field which would be suitable for a pony and/or sheep.

#### ACCOMMODATION

An oak front door opens into the dual aspect sitting room which has an Inglenook fireplace with a multi fuel burner and feature bread oven. The kitchen has a double oven oil fired Rayburn which also provides hot water and central heating. Hand crafted kitchen units with oak work surfaces, stainless steel sink and drainer with mixer tap. Integrated dishwasher. Space and plumbing for a washing machine. The rear entrance lobby has a door leading to the rear garden and door to the inner hallway which has a pantry with ample shelving and a window. The dining room/sitting room also has an Inglenook fireplace with multi fuel burner, flagstone floor and original window seats. Door to stairwell. First floor landing with elm floor, storage cupboard with shelving and access to large roof space with hatch and ladder. There are two double bedrooms, bathroom and separate wc. Outside to the front of the property the garden is mainly laid to lawn with established borders and a driveway up to a gravelled parking area. A garage at the rear has double timber doors, power and light and a wc. An additional storage shed with cobbled floor and greenhouse sit to the right of the drive. The field which is suitable for grazing is accessed via a gate and has fruit trees and a shed with hard standing.

#### 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. Oil 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 F

**VIEWING:** By Prior Appointment with the Selling Agents.

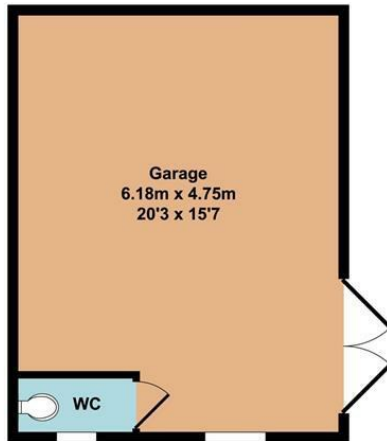
**REGULATED BY RICS**



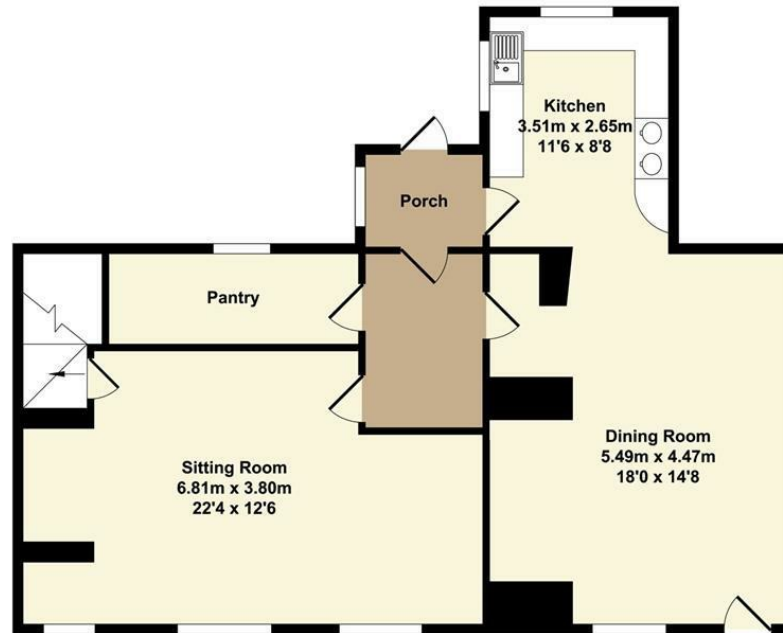
## The Green

### Total Approx. Floor Area 154.10 Sq.M. (1659 Sq.Ft.)

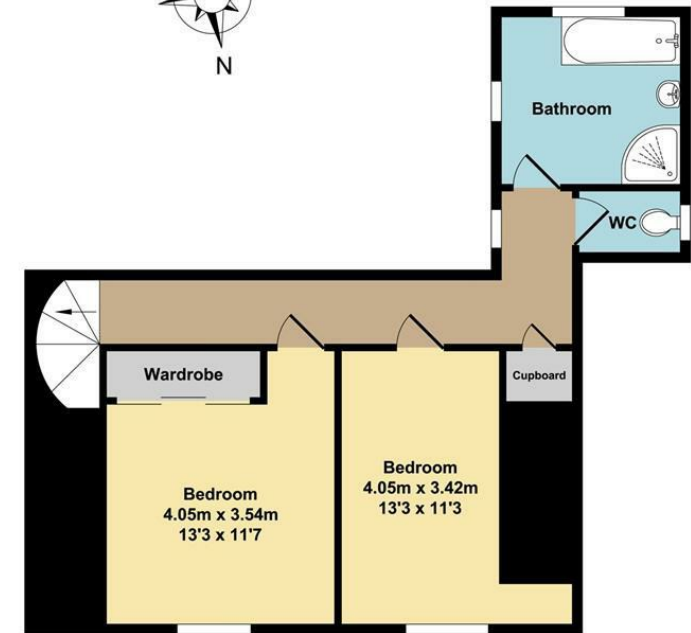
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



Garage  
Approx. Floor  
Area 29.35 Sq.M.  
(316 Sq.Ft.)

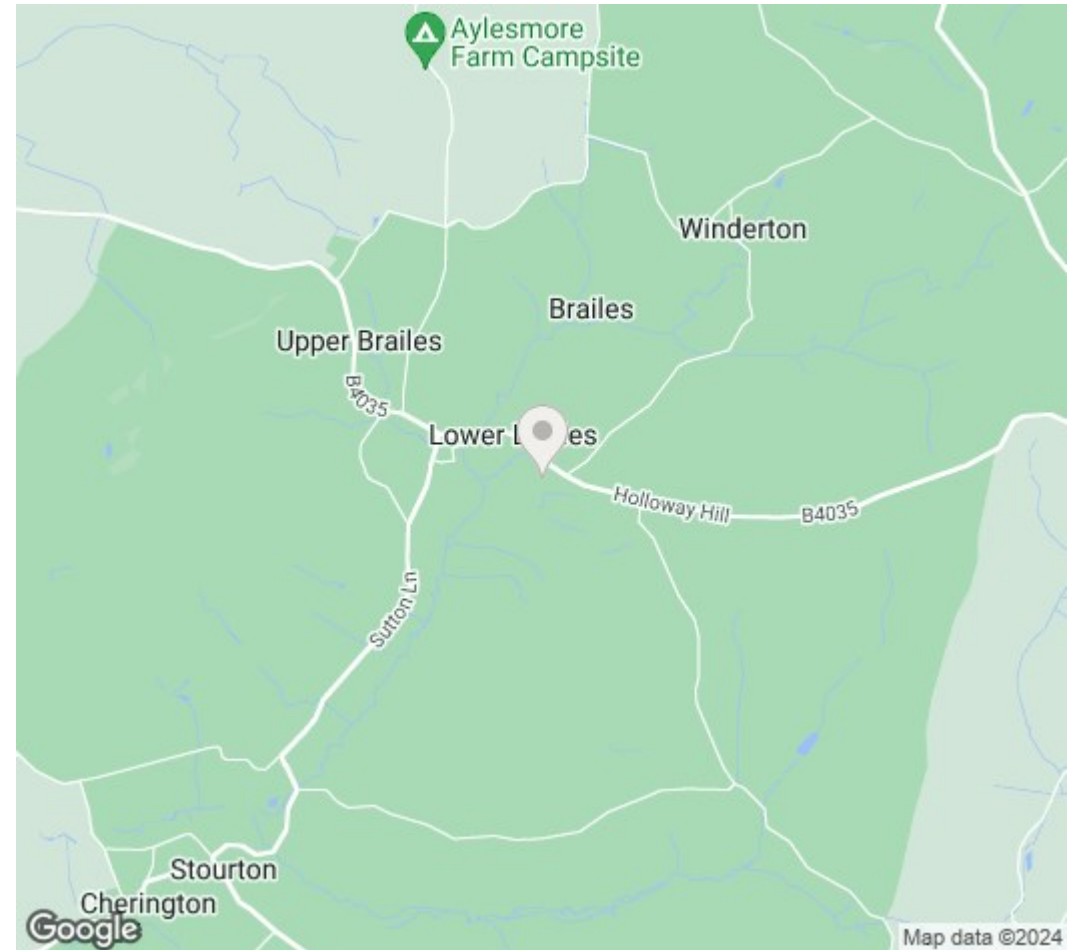


Ground Floor  
Approx. Floor  
Area 74.48 Sq.M.  
(802 Sq.Ft.)



First Floor  
Approx. Floor  
Area 50.27 Sq.M.  
(541 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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