

Peter Clarke



2 Bridge Cottages, Lower Brailes, Banbury, OX15 5AG

£375,000

A beautifully presented two bedroom character cottage extended in 2017 to create new kitchen with vaulted ceiling. Features include wood burning stove in the sitting room, high quality kitchen, dining room, beams, flagstone flooring to sitting room and exposed stone walls. Landscaped garden and off road parking with car port and useful workshop/store.



LOWER BRAILES is situated in attractive undulating south Warwickshire countryside, on the border of north Oxfordshire and close to the north Cotswolds in an area of outstanding natural beauty. Together with the adjoining Upper Brailes, the village offers a good variety of local amenities including a butcher, general store, newsagent and French bakery. In addition there are two public houses, a primary school and garage, together with a fine 13th century church and a Roman Catholic chapel. The local town of Shipston on Stour offers a more comprehensive range of facilities. Junction 11 and 14 of the M40 motorway are at Banbury and Warwick respectively. Mainline railway stations at Banbury and Moreton in Marsh with services to London, Oxford and Birmingham.

ACCOMMODATION

KITCHEN A range of base, wall and drawer units with Quartz work surfaces over. Belfast sink with mixer tap. Integrated appliances to include fridge/freezer, dishwasher and microwave. Electric oven with gas hob. Space and plumbing for washing machine. Velux windows, window to the front elevation and table style door.

CLOAKROOM Having wc and wash hand basin.

DINING ROOM Having wood style laminate flooring. Built in cupboards and shelving. Feature beams.

SITTING ROOM Having door and two windows to front elevation. Flagstone flooring. Feature fireplace with wood burner. Built in cupboard, shelving and window seat. Stairs leading to first floor.

FIRST FLOOR LANDING

BEDROOM Having window to front elevation.

BEDROOM Having window to front elevation. Built in wardrobes and feature fireplace.

BATHROOM Having window to side elevation. Walk in shower. Free standing roll top bath, wc and wash hand basin with storage cupboard beneath.

OUTSIDE The property is approached via a driveway. A gate leads into the garden which has a patio area and gardens to the front and side. There is a covered car port and workshop which has power and light.



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 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: F. A full copy of the EPC is available at the office if required.

DIRECTIONS: From our Shipston on Stour office, proceed from the square down the High Street, left onto West Street onto the one way system, and turn left on the Banbury Road B4035. Proceed into Upper Brailes, then into Lower Brailes, past the shops and the property is situated at the end of a gravel drive on the left hand side opposite Jeffs Close.

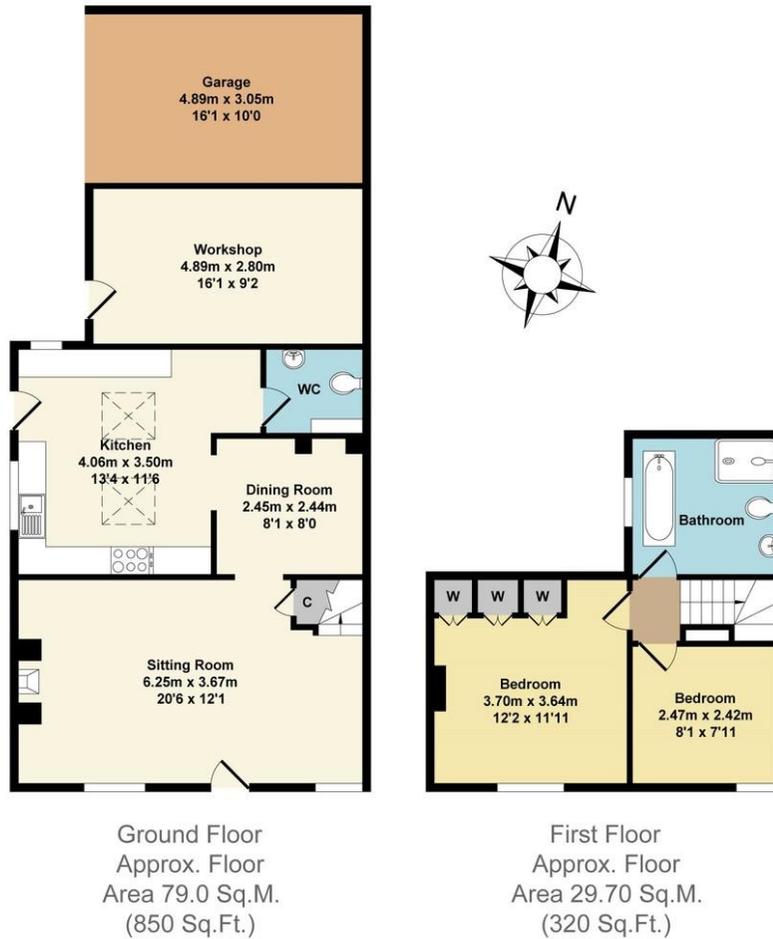
VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



Bridge Cottages, Lower Brailes, OX15 5AG
 Total Approx. Floor Area 108.70 Sq.M. (1170 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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Six offices serving South Warwickshire & North Cotswolds