

Peter Clarke



8 Rectory Lane, Lower Brailes, Banbury, OX15 5HY

- Two Bedroom Barn Conversion
Located in a Small Courtyard
- Feature Beams Throughout
- Sitting Room with Open Fire &
Opening into Conservatory
- Kitchen/Dining Room
- Shower Room
- Good Sized Rear Garden
- Garage, Store & Driveway
Providing Off Road Parking



£395,000

In a tucked away position on a no through road is this two double bedroom barn conversion with driveway, garage and good size gardens. The accommodation is all arranged over a single storey providing a future proofed home in a delightful village setting.

ACCOMMODATION

The entrance hall has a shelved airing cupboard with hot water tank and door leading into the sitting room. The sitting room has a brick fireplace with open fire and opening into the kitchen/dining room. The kitchen has a range of base, wall and drawer units with work surfaces over, stainless steel sink and drainer, electric cooker, fridge and space for a washing machine. The conservatory is of stone and glazed construction with double doors leading to the rear garden. There are two double bedrooms, one having a built in wardrobe. The shower room completes the accommodation. The front of the property is approached via a driveway encircling a lawned area with trees. There is off road parking leading to the garage which has an up and over door. The garage has an additional raised storage area with work bench and door leading to the rear garden. The garden has a patio, gravel area and steps to the lawn which has a fenced boundary and garden shed. There are views across the fields towards Winderton.

GENERAL INFORMATION

TENURE The property is understood to be freehold . 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 storage 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.

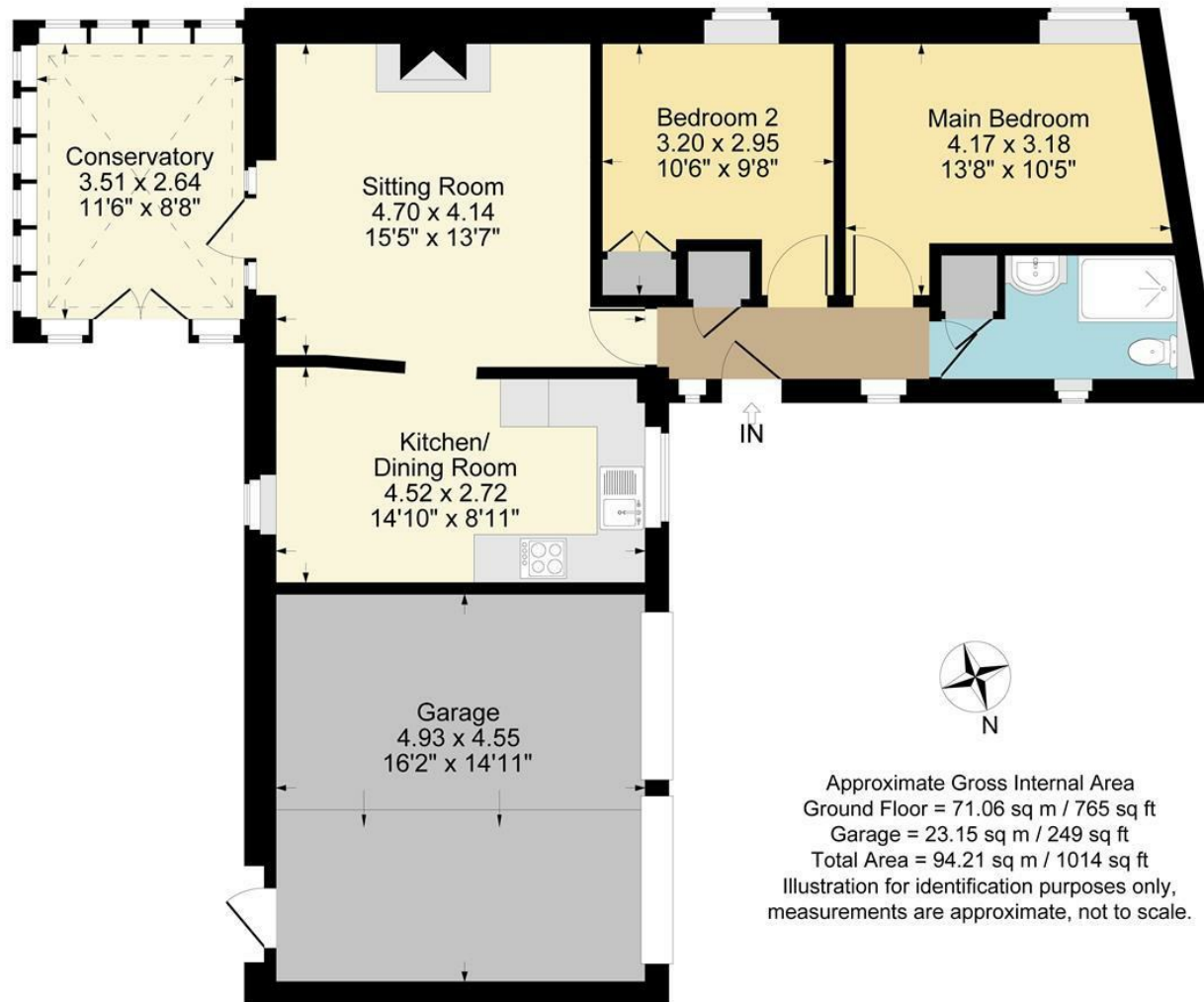
COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band E.

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

VIEWING: By Prior Appointment with the Selling Agents.



8 Rectory Lane, Lower Brailes



Approximate Gross Internal Area
Ground Floor = 71.06 sq m / 765 sq ft
Garage = 23.15 sq m / 249 sq ft
Total Area = 94.21 sq m / 1014 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Ground Floor



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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