

Peter Clarke



The Old Bakery, High Street, Lower Brailes, Banbury, OX15 5HN

Old Bakery

Total Approx. Floor Area 383.0 Sq.M. (4131 Sq.Ft.)

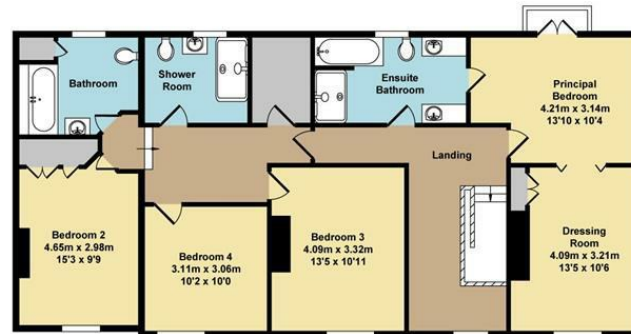
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



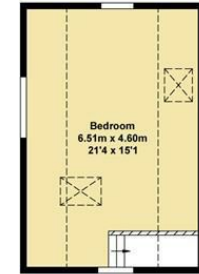
Restricted Head Height



Ground Floor
Approx. Floor
Area 161.1 Sq.M.
(1734 Sq.Ft.)



First Floor
Approx. Floor
Area 112.90 Sq.M.
(1215 Sq.Ft.)



Annexe First Floor
Approx. Floor
Area 33.0 Sq.M.
(358 Sq.Ft.)



Annexe Ground Floor
Approx. Floor
Area 76.0 Sq.M.
(824 Sq.Ft.)



- Exceptional 19th Century Village Home
- Retail Shop Attached
- Ancillary Accommodation/Workshop To Rear
- Beautiful Period Character
- Stylish Village Living
- Investment Potential
- Parking To Rear
- Conveniently Located For Regional Travel, Banbury Railway Station 11 Miles.



Offers over £925,000

A superb four bedroom/four reception room 19th century village residence affording incredible opportunity for RETAIL, LETTING, WORK FROM HOME, MULTI-GENERATIONAL LIVING or AIRBNB. Gross internal area, circa 3,000 sq.ft. plus over 1,100 sq.ft. of workshop/potential to let. Stylish period accommodation in a highly desirable village close to the pub, great for entertaining and very flexible in it's use. Good potential income from a beautiful home with a great garden and parking at the rear. Early interest anticipated.

ACCOMMODATION

A front door leads to

SITTING ROOM

with stairs to first floor.

SNUG

DINING ROOM

with French doors to conservatory.

KITCHEN

with a pine bar and work surface over, Mercury Aga stove.

CONSERVATORY

with French doors and a view of the garden.

SHOP/OFFICE

WINE STORE

BOOT ROOM

WC

GARDEN ROOM

FIRST FLOOR STUDY/LANDING

with airing cupboard.

MASTER BEDROOM

DRESSING ROOM

EN SUITE BATHROOM

with bath, shower, wc and twin wash basins.

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

with bath, wc and wash basin.

SHOWER ROOM

with shower, wc and wash basin.

ANNEXE

comprising

KITCHEN AREA

with base and wall cupboard and drawer units, single bowl stainless steel sink and space for fridge. Stairs to first floor and leading to

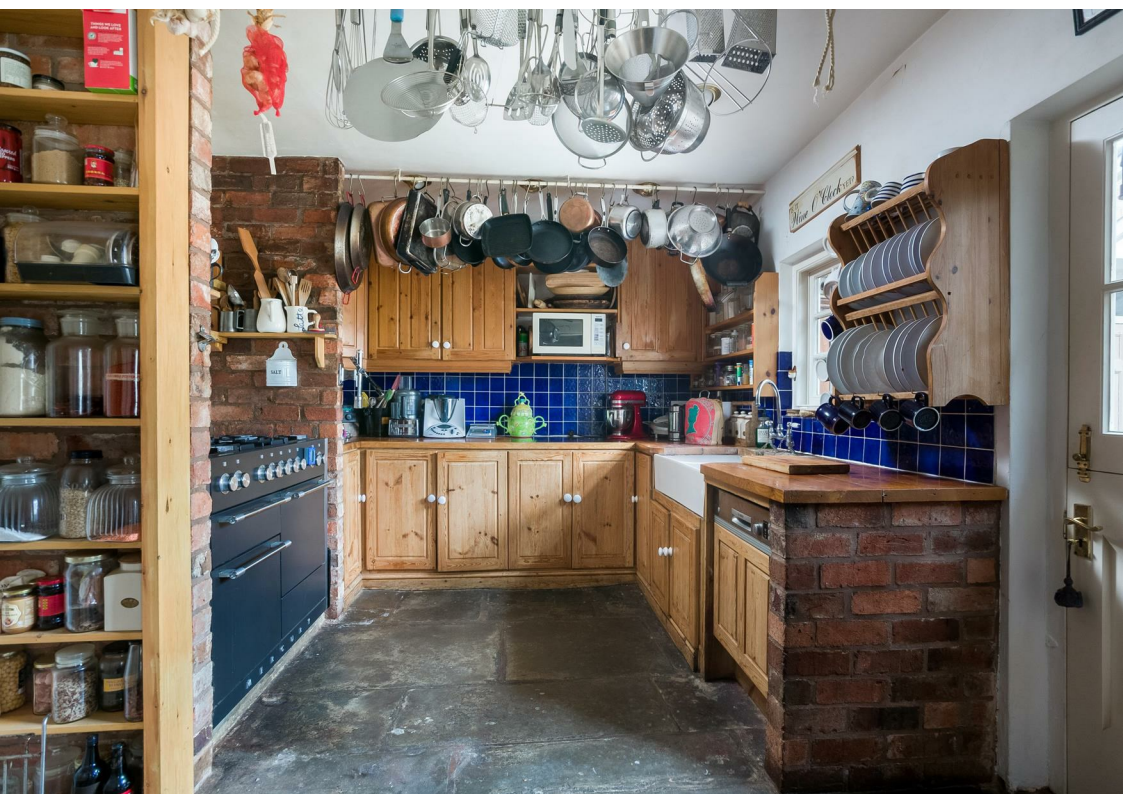
OFFICE AREA

WORKSHOP

with store room and wc off.

BEDROOM

with restricted eaves height.







TWO FURTHER STORE ROOMS AND OPEN STORE

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 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.. There is a wayleave right of way through the garden and at the rear.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B

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

VIEWING: By Prior Appointment with the selling agent.

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.



Peter Clarke



Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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