



Forge Cottage, Fant Hill, Upper Brailes, OX15 5AY

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

A beautifully presented three bedroom cottage situated in the popular and sought after village of Upper Brailes.

Whilst retaining some of its original features, the property has been delightfully updated by the current owners and finished to a high standard throughout

Forge Cottage briefly comprises:-

On the ground floor is a welcoming reception room with stone fireplace and log burning stove, spacious dining room with feature fireplace, a beautifully fitted kitchen/breakfast room with rear access to the garden, and side access into the garden room.

On the first floor are three generous bedrooms, primary bathroom and ensuite shower room to the primary bedroom.

Outside to the rear is an exceptionally enclosed rear garden incorporating terraced and patio areas with side gate giving access to the front of the property.

Parking is available for the property.





Key Features

- BEAUTIFUL COTTAGE
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM
- FITTED KITCHEN / BREAKFAST ROOM & GARDEN ROOM
- THREE BEDROOMS
- MAIN BATHROOM & EN-SUITE SHOWER ROOM
- ORIGINAL FEATURES THROUGHOUT
- COTTAGE GARDEN
- PARKING AVAILABLE
- EPC = E

Guide Price
£395,000

Upper Brailes

Upper Brailes, together with the adjoining Lower Brailes, is situated in the southern tip of Warwickshire. This lovely area of countryside along the Oxfordshire border forms the northern fringe of the Cotswold Hills and is designated an Area of Outstanding Natural Beauty. The village contains several shops, a noted church, two public houses (The Gate & The George), one garage and a junior school. The nearest town is Shipston-on-Stour which is 4 miles away, while Banbury is 10 miles, Stratford upon Avon 15 miles, Warwick 21 miles and Oxford 25 miles. The M40 which links Oxford with Birmingham has junctions at Banbury and Gaydon (14 miles) There is a mainline rail service to London and the Midlands from Banbury.

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Stratford-On-Avon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C.

EPC Rating: E

Agents Note

(i) This property is located within the Cotswolds Area of Outstanding Natural Beauty (AONB).

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

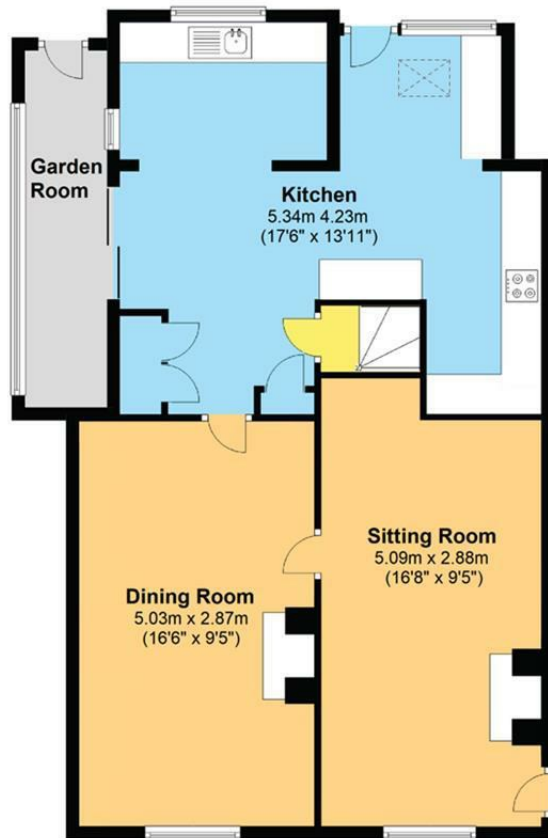






Floorplan

Ground Floor



First Floor



Total area: approx. 103 sq. metres (1108 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority
Stratford-On-Avon District Council

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.