

Peter Clarke



The Stable, 5 Rectory Lane, Lower Brailes, Banbury, OX15 5HY

£269,950

A charming character two bedroom terrace stone barn conversion, believed to date from the 19th century. Situated in an attractive and desirable courtyard setting and located in a quiet position towards the foot of a cul de sac, the low maintenance property also benefits from south facing garden, parking, double glazed stone conservatory/dining room, open plan sitting room with wood burner, and kitchen. A viewing is recommended to appreciate this attractive proposition.



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, 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 A front door opens to

SITTING ROOM with raised brick hearth, Stovax wood burning stove, Fischer electric radiator, laminated floor, internal window and door to conservatory.

KITCHEN with range of base and wall cupboard units, timber working surfaces over fan assisted oven, four plate electric hob with hood over, Lamona dishwasher, spice rack and door to understairs cupboard, stairs to first floor.

CONSERVATORY/ DINING ROOM On a stone base with double glazed windows and French doors to rear garden, Fischer electric radiators, polycarbonate roof, fitted blinds and enjoying a southerly aspect.

Stairs rising from sitting room to first floor with a hatch to roof space.

BEDROOM ONE A good size double room with fitted wardrobes, drawers and vanity unit. Velux roof window.

BEDROOM TWO Two Velux roof windows, fitted wardrobes and shelving. Currently used as a study.

BATHROOM Wash hand basin. Built in cupboard, wc and bath with shower over, tiled walls, airing cupboard and hot water tank.

OUTSIDE With a hard landscaped and gravelled REAR

GARDEN perfect for pots and purchasers seeking low to no maintenance. The shed is included in the sale and has a security light on the exterior. There is a gated access through to the



PARKING AREA. There is parking to the rear for one vehicle or perhaps two small ones. There is a discreet painted timber bin store. There are outside water taps to the front and rear along with outside sockets and power to the shed.

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. Shared private driveway.

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.

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 D**

CURRENT ENERGY PERFORMANCE CERTIFICATE

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

DIRECTIONS: Leaving Shipston take the left hand turn towards Banbury which is the B4035. Continue through the village of Upper Brailes, passing the church on the left and taking the second turning on the left into Rectory Lane. Drive to the end of the lane and park on the left-hand side before turning the corner. Continue on foot into the courtyard. This property is the second on the right-hand side.

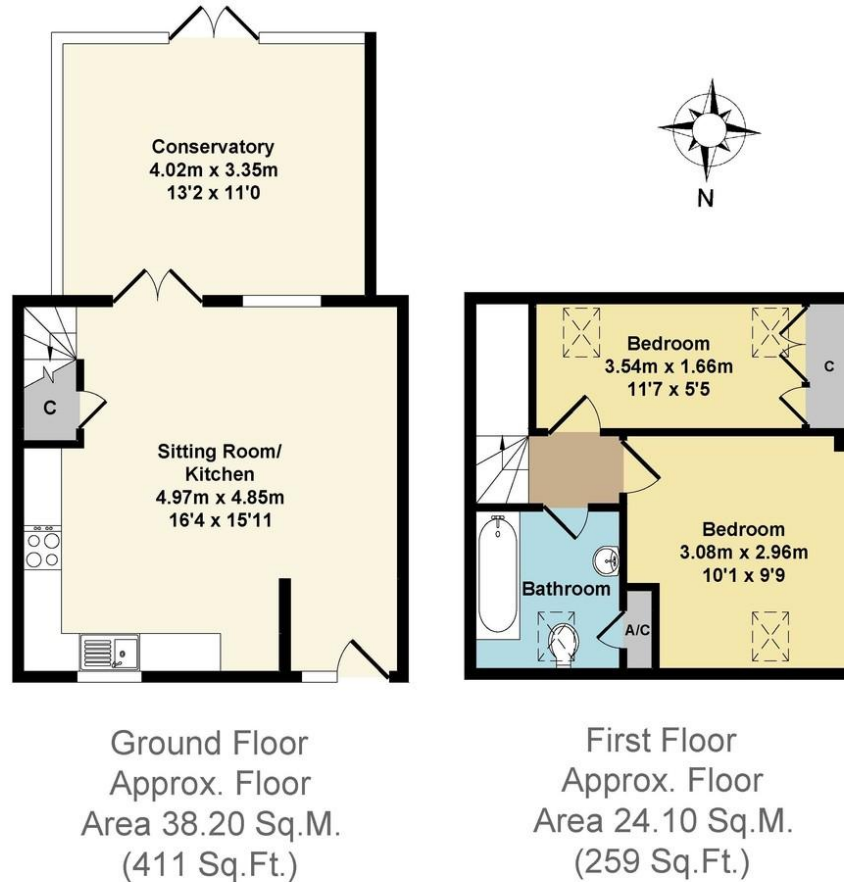
VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



Rectory Lane, Lower Brailes, OX15 5HY
Total Approx. Floor Area 62.30 Sq.M. (671 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.



Ground Floor
Approx. Floor
Area 38.20 Sq.M.
(411 Sq.Ft.)

First Floor
Approx. Floor
Area 24.10 Sq.M.
(259 Sq.Ft.)

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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