

Peter Clarke



12 Rectory Lane, Lower Brailes, Banbury, Oxfordshire, OX15 5HY

- Link Detached Three Bedroom Property
- Main Bedroom with En-Suite Shower Room
- First Floor Bathroom & Ground Floor Cloakroom
- Fitted Kitchen & Utility Room
- Sitting/Dining Room with Feature Fireplace
- Garage & Off Road Parking
- Private Secluded Rear Garden
- NO ONWARD CHAIN



£525,000

An attractive three bedroom link detached property situated in a small courtyard of properties in a popular north Oxfordshire village on the edge of the Cotswolds and offering excellent accommodation comprising sitting/dining room with feature fireplace, kitchen, utility and cloakroom to the ground floor. To the first floor there are three bedrooms an en-suite and bathroom. Outside there is a private garden, garage and off road parking.

ACCOMMODATION

On the ground floor, there is a canopy porch with a part glazed front door opening to an entrance hall having a useful under stairs storage cupboard. There is also a cloakroom with wash basin and wc. The sitting/dining room has patio doors opening to the rear garden together with a feature fireplace. The well fitted kitchen includes a range of base, wall and drawer units with laminated worktops incorporating a stainless steel sink, an electric hob with extractor above, an electric double oven and a dishwasher. The adjoining utility room contains storage cupboards with sink, plumbing for a washing machine and door to the garden. The first floor landing has an airing cupboard and ceiling hatch to the loft space. There are three bedrooms, two having built-in wardrobes. There is an en-suite shower room to the main bedroom and a bathroom for the other two bedrooms. Outside, the property has an attached single garage with an electric remote controlled garage door and access to the rear garden. The gardens include a partly lawned front garden with a block paved driveway and flower beds with gate to the westerly facing secluded rear garden having a patio, lawn and borders

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.

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.

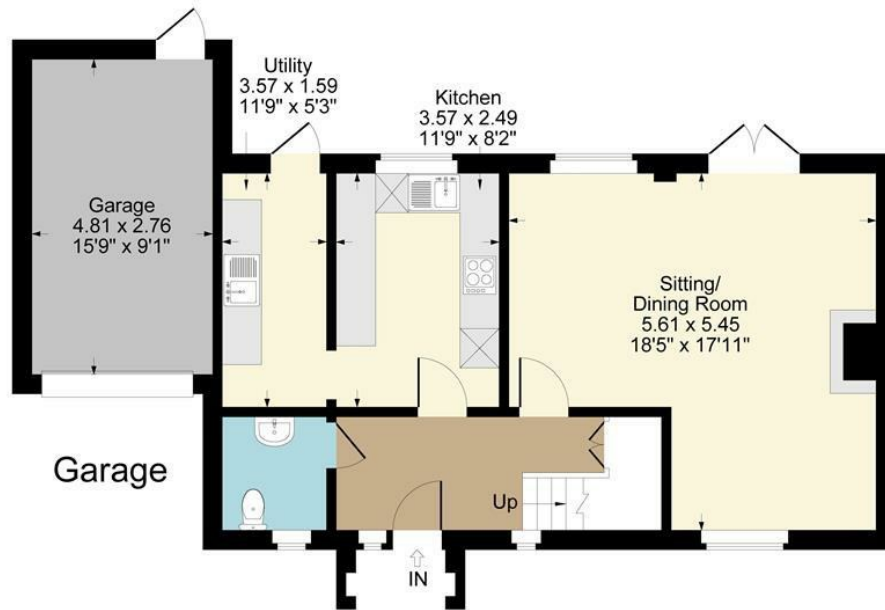
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E

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

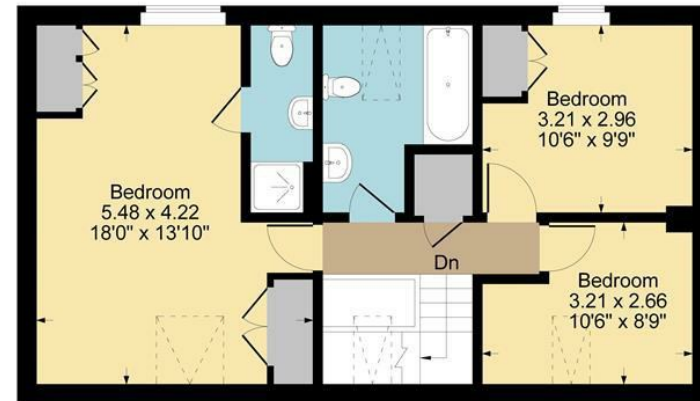
VIEWING: By Prior Appointment with the selling agent.



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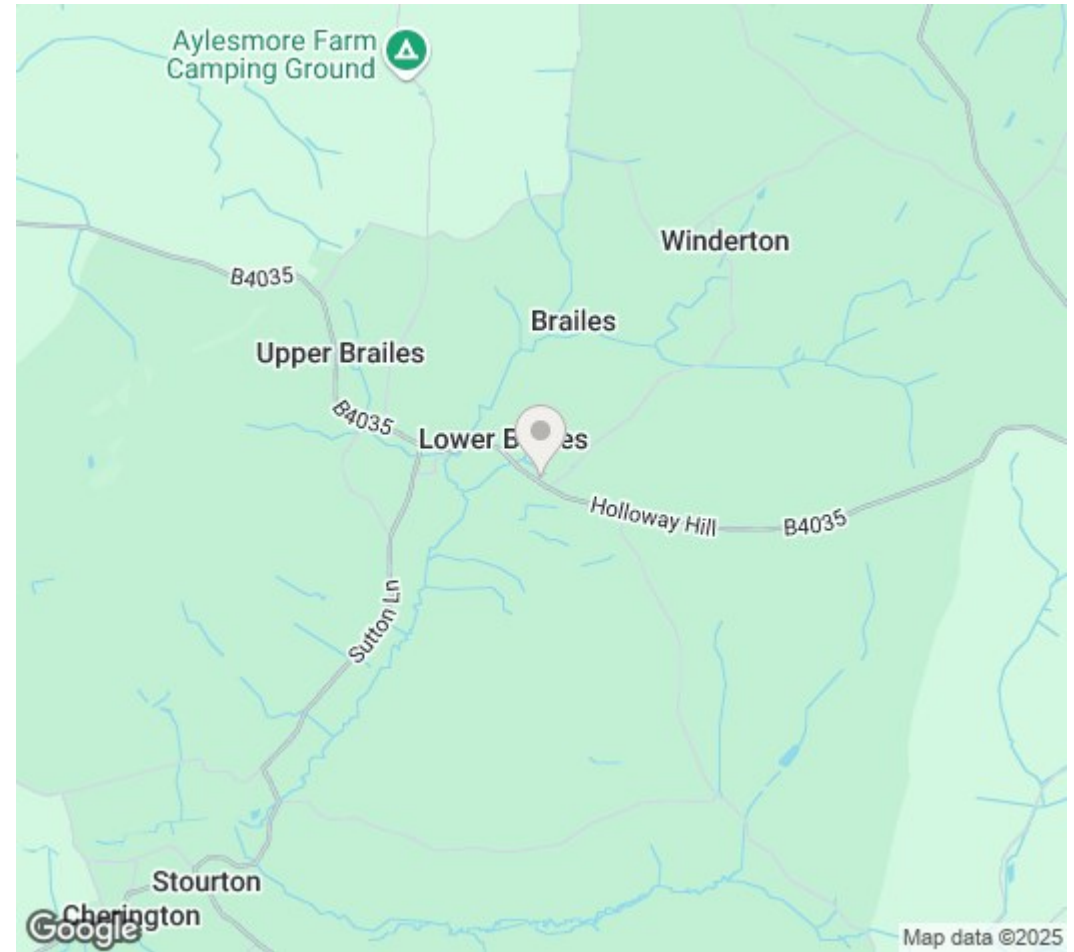
Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 54.44 sq m / 586 sq ft
 First Floor = 54.91 sq m / 591 sq ft
 Garage = 13.27 sq m / 143 sq ft
 Total Area = 122.62 sq m / 1320 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.





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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