



**Church Cottage, Lower Brailes, OX15 5HT**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A wonderful opportunity to purchase this beautiful cottage delightfully positioned in a quaint and beautiful location next to the village church.

Church Cottage, includes an abundance of original features with substantial potential to improve the home, subject to the necessary planning permission. It briefly comprises; entrance hall, living room with fire place and stairs to the first floor, inner hallway with ground floor WC, fitted kitchen, dining room with double door access into the courtyard garden, utility room, and garage/work shop with power, lighting, up-and-over door and separate door access to the front.

On the first floor are two double bedrooms, an en-suite shower room to the second bedroom, built-in storage to the principle bedroom, family bathroom, and single third bedroom with storage.

Outside to the rear is a courtyard garden over looking the village church, perfect for entertaining and BBQs. To the front is an attractive garden including a lawned area, stone paved patio area, flower beds, enclosed oil tank store, driveway for one vehicle and access into the garage.





## Key Features

- NO ONWARD CHAIN
- BEAUTIFUL VILLAGE COTTAGE
- ORIGINAL FEATURES THROUGHOUT
- LIVING ROOM, FITTED KITCHEN & DINING ROOM
- THREE BEDROOMS
- MAIN BATHROOM, EN-SUITE SHOWER ROOM TO SECOND BEDROOM & GROUND FLOOR WC
- UTILITY ROOM
- GARAGE / WORKSHOP & PARKING
- REAR COURTYARD GARDEN & FRONT COTTAGE GARDEN WITH VIEWS OF THE VILLAGE CHURCH
- EPC = F

**Offers In Excess Of  
£400,000**

### Lower Brailes

Lower Brailes, together with the adjoining Upper 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, one public house (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 Brailes (Lower) Conservation Area and the Cotswolds Area of Outstanding Natural Beauty (AONB).

(ii) The property is being offered to the market with No Onward Chain.

(iii) 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.

(iv) Floorplans 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.







# Floorplan



This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Sheldon Bosley Knight Limited. Not to be reproduced



EPC Rating - F

Tenure - Freehold

Council Tax Band - E

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](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



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.