



Fant Hill, Upper Brailes, OX15 5AY

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE 17TH NOVEMBER \*\*\* A newly renovated 3 bedroom cottage in the desirable Cotswold Village of Upper Brailes just outside Shipston on Stour. The active village of Brailes hosts a shop, butchers, pub, church and primary school with numerous walks locally. This charming cottage benefits from a newly installed air source heat pump, a modern Kitchen, the living room has a woodburner and there is also a separate dining room. Upstairs Bedroom one has a modern en-suite shower room, there are 2 further bedrooms and a new bathroom. The decor throughout is fresh and neutral. Externally there is a rear courtyard garden and parking opposite. This property is offered Unfurnished. Council Tax Band C. Energy rating D. A pet would be considered.







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.

## Key Features

- AVAILABLE 17TH NOVEMBER
- Upper Brailles
- 3 Bedrooms
- Renovated Cottage
- Unfurnished
- Courtyard Garden
- Parking opposite
- Council Tax Band C
- Energy Rating D
- Air Source Heat pump recently installed

**£1,425 PCM**