



Lower Green, Lower Brailles, OX15 5HZ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

We are pleased to bring to market this spacious and well positioned semi-detached property with planning permission for a single storey rear extension and two storey side extension with a dropped kerb.

The ground floor comprises a welcoming lounge with a wood-burning stove, leading through to a bright and practical kitchen/dining room with ample storage. A downstairs W/C and side door access to the rear garden complete ground floor.

The first floor offers two double bedrooms along with a modern family bathroom, stylishly finished with contemporary tiling, a corner bath with overhead shower.

The second floor showcases a superb loft-conversion double bedroom, featuring Velux windows, eave storage and an abundance of natural light.

Outside, the property benefits from both front and rear gardens with planning permission to drop the kerb, giving the opportunity for ample off-street parking.





Key Features

- Three Double Bedrooms
- Wood-Burning Stove in Lounge
- Planning Permission to Drop Kerb
- Planning Permission for Single-Storey Rear Extension
- Planning Permission for Two-Storey Side Extension
- Modern Family Bathroom
- Loft-Conversion Double Bedroom With Velux Windows and Eave Storage
- Front and Rear Gardens
- Village Location
- Downstairs W/C

**Offers Over
£350,000**

Lower Brailes

Lower Brailes is a charming and sought-after South Warwickshire village, offering a friendly community feel, beautiful countryside surroundings and excellent local amenities. The village features a well-regarded primary school, local pubs, a village shop, and scenic walking routes, with easy access to Shipston-on-Stour, Banbury, and major transport links.

Additional Information

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

Local Authority: Stratford-On-Avon District Council

Council Tax Band: C

EPC Rating: D

Mains water and drainage are connected to the property. Oil Heating at the property.

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

Agents Notes

(i) 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.

(ii) 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.



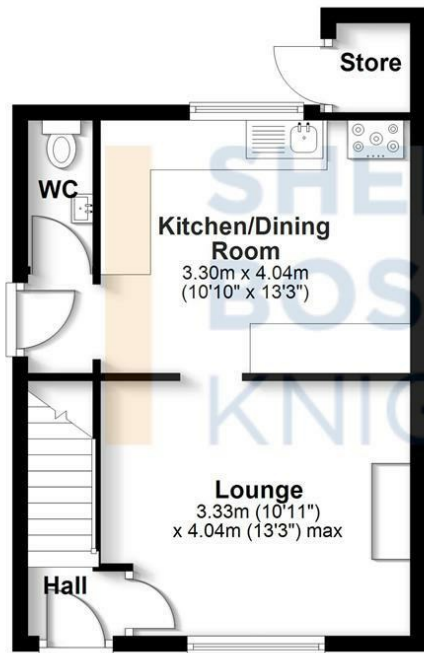




Floorplan

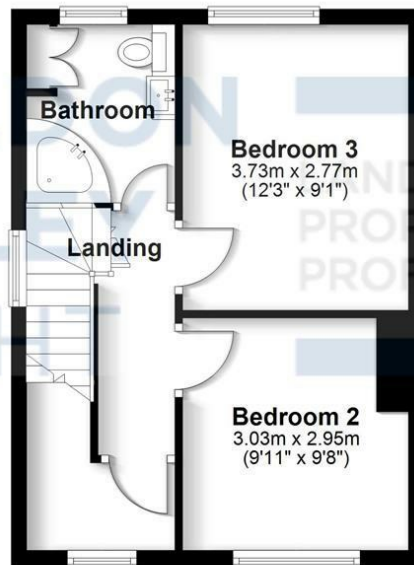
Ground Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



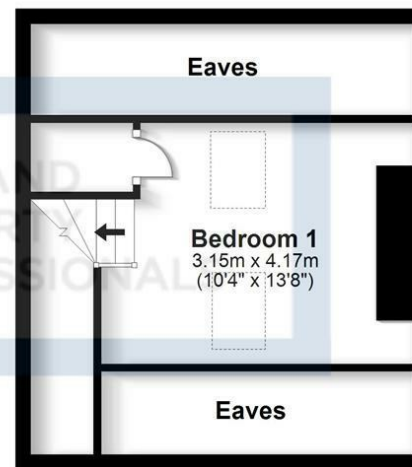
First Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Second Floor

Approx. 28.3 sq. metres (304.6 sq. feet)



Total area: approx. 97.4 sq. metres (1048.0 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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