



Butchers Lane, Lower Brailes, OX15 5NB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

For Sale by Public Auction – Rescheduled to Wednesday 5 November at 1.00pm as a Livestream Auction

An excellent opportunity to acquire a historic detached five-bedroom family home, offering potential to finish renovation and personalisation. Situated within the centre of the sought-after village of Lower Brailles. The current owners have invested significantly in the property, adding a new oil heating system, new windows and doors, a fitted kitchen, updated electrical systems, a new cloakroom, essential roof repairs, and much more. The property has been partially restored and modernised and presents a fantastic prospect for investors or buyers eager to create a bespoke family home.

The accommodation briefly comprises; a spacious hallway with a newly fitted cloakroom, a sitting room benefiting from reclaimed stone fireplace that houses a wood-burning stove and patio doors leading into the garden, a thoughtfully designed open plan kitchen combined dining room boasting ample storage, with quartz worktops, centre island and a butlers pantry. Additionally, there is a generous utility/boot room and WC, which has a side door leading to the garden and another taking you back to the front. To the first floor there is a spacious central landing with Velux windows, on one side of the landing, there are two recently decorated double bedrooms and a good sized bathroom that requires updating. On the opposite end, there are three further bedrooms with one having great opportunity to create an en suite. Outside, there is parking for two vehicles and a large garage, which has a workshop area and access into the rear garden. The garden is private and mainly laid to lawn with a patio area.

Auction Details:
Sheldon Bosley Knight Land and Property Auction
Wednesday 5th November 2025 at 1.00 pm
Livestream auction





Key Features

- For Sale By Public Auction
- Wednesday 5th November at 1.00 pm, livestream
- Five Bedroom Detached Cotswolds Home
- Tucked Away in the Centre of the Village
- Opportunity to Renovate/Modernise Further
- Sitting Room with Exposed Brick & Wood Burning Stove
- Newly Fitted Kitchen
- Generous Utility/Boot Room with WC
- Garage & Workshop
- Excellent location for Daylesford Organic Farm Shop and Soho Farmhouse

Auction Guide
£500,000

Lower Brailes

The Old Slaughter House is centrally located in Lower Brailes, with local amenities available in both Lower and Upper Brailes, including pubs, a hotel, a well-regarded primary school, butcher, post office, general stores, a parish church and garage all set among charming period stone properties. The nearby towns of Shipston-on-Stour, Chipping Norton, and Banbury cater to more specific needs, while Stratford-upon-Avon and Oxford offer extensive retail, cultural, and educational options.

The area has excellent communication connections with Junction 11 of the M40 motorway and mainline train station at Banbury (London/Marylebone from approximately 55 minutes) and Moreton in Marsh (London/Paddington from approximately 85 minutes).

Sporting activities in the area include golf at Brailes and Milcombe; horse racing at Warwick, Stratford-Upon-Avon and Cheltenham; motor racing at Silverstone; Royal Shakespeare Theatre at Stratford-upon-Avon with further theatres at Chipping Norton and Oxford; Daylesford Organic Farm shop and Soho Farmhouse.

Rescheduled Auction

Due to a power outage during our auction on Wednesday, 22nd October evening, the sale was unable to proceed as planned. The auction has now been rescheduled for Wednesday, 5 November at 1.00 pm and will take place as a livestream auction.

All existing bidder registrations remain valid through Auction Passport (EIG). If you were previously registered to bid in the room, please amend your registration to bid online, by telephone or by proxy ahead of the rescheduled date. We are also accepting new bidder registrations.

For any queries, please contact the Auctions Team at Sheldon Bosley Knight

Auction Terms

The property will unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the Vendor's Solicitor and are contained within the Auction Legal Pack. This pack is available to download to registered bidders. The conditions may also be inspected in the Sale Room at the time of the sale but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

The sale of this property will take place on the stated date by way of a live, in-room auction and is being sold as Unconditional with a Fixed Fee. Some sellers may consider a pre-auction offer, and the Lot may be sold or withdrawn before the auction.

Binding contracts of sale will be exchanged at the point of sale.

Auction Deposit and Fees

The following deposits and non-refundable auctioneer's fee apply. These will need to be paid to the auctioneer on exchange of contracts:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Premium of £1,500 inc. VAT
- Search pack of £336 inc. VAT

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. These additional costs will be payable to the seller's solicitor on Completion. You must read the Legal Pack carefully before bidding.

Guide Price & Reserve Price

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the

auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single-figure guide. (RICS Common Auction Conditions 4th Edition).

Plans

Plans shown are for identification purposes only.

Services

Mains water, drainage, and electricity are connected to the property. Heating is fuelled by oil, interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

Tenure and Possession

The property and land are freehold. Vacant possession will be given upon completion which is normally 20 working days after the auction. Please refer to the Legal Pack for further details.

Bidder Registration and Auction Legal Pack

If you would like to register to bid, please head to the following link: passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/

You can opt to bid in person, online, by telephone or by proxy. You will also be able to download the Auction Legal Pack for the Lot you are interested in here: auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk

The Auction Passport requires you to input the details of your solicitor. If you would like to use our own preferred solicitors, please let us know and I will arrange for a quote to be sent to you.

If this is the first time you have accessed Auction Passport, just press the green button on the left-hand side 'Click here to sign up for free' to create a new account.

Legal Documents & Additional Costs

It is essential bidders check the legal documents prior to bidding and take professional advice. Special Conditions of Sale can contain additional costs (that is costs over and above the price the lot is 'knocked down' at) and bidders are deemed to be aware of any additional costs prior to bidding.

Viewings

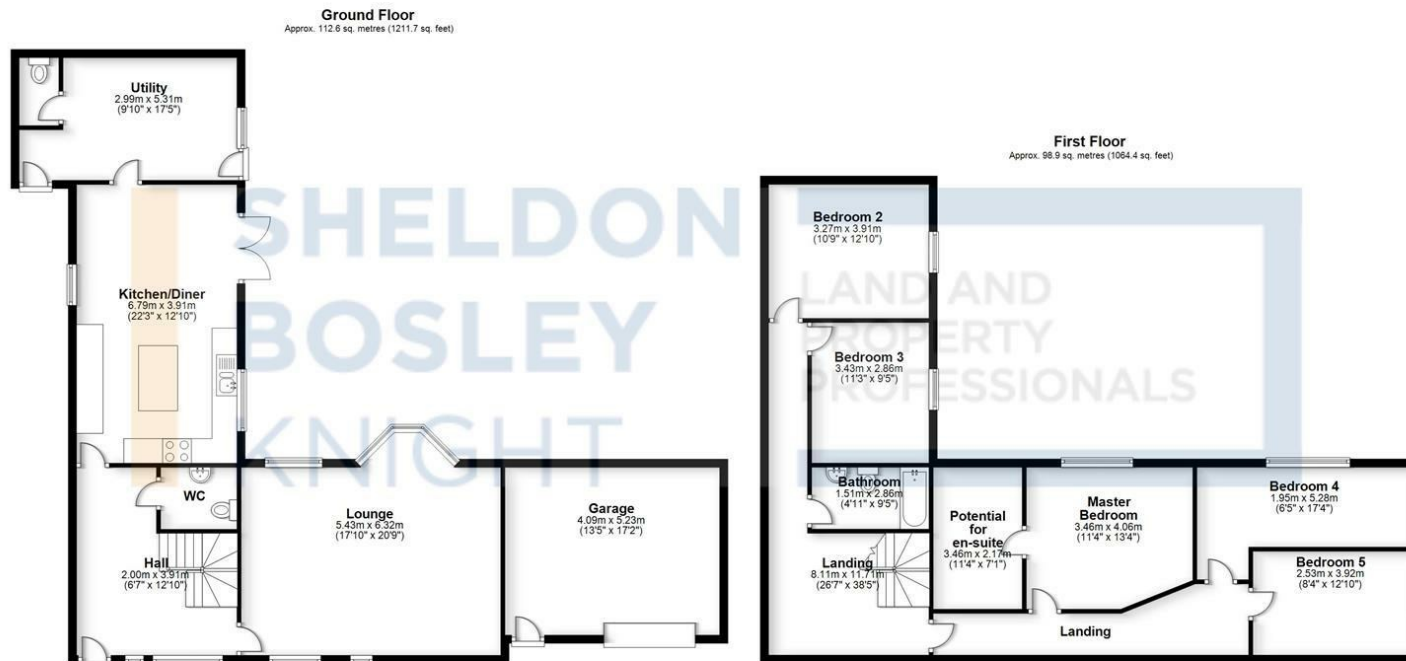
All viewings are by appointment only through the Auction Department







Floorplan



Total area: approx. 211.5 sq. metres (2276.1 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.



EPC Rating - F

Tenure - Freehold

Council Tax Band - E

Local Authority
Stratford-upon-avon

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

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.