



The Old Forge, Upper Brail
Banbury

CHARTWELL NOBLE



ESTATE AGENTS

Guide Price **£600,000**





The Old Forge

Upper Brailes, Banbury

The Old Forge is an attractive thatched stone house of requiring modernisation. There are currently two reception rooms and five bedrooms. The house has mature gardens and a large paddock.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Stone Fireplaces
- Land
- Equestrian
- Restoration project
- Orchard
- Original features

CHARTWELL NOBLE



ESTATE AGENTS

Sitting room

14' 6" x 18' 10" (4.43m x 5.75m)

Generously proportioned reception room with original inglenook fireplace and parquet floor.

Study

8' 1" x 8' 0" (2.46m x 2.44m)

Study/home office that leads off the first reception room.

Dining room

18' 3" x 18' 4" (5.55m x 5.58m)

Central reception room with sculpted beams, original stone fireplace and the enclosed stairs.

WC

Downstairs loo.

Kitchen

23' 5" x 40' 5" (7.15m x 12.32m)

Large kitchen requiring modernisation.

Principal bedroom

13' 11" x 18' 10" (4.24m x 5.73m)

Large double bedroom.

Bedroom two

9' 6" x 13' 8" (2.90m x 4.16m)

Double bedroom.

Bedroom three

15' 11" x 14' 1" (4.85m x 4.29m)

Large double bedroom.

Bedroom four

A further double bedroom of generous proportions.

Bathroom

10' 10" x 6' 9" (3.30m x 2.05m)

Bathroom with bath and basin requiring modernisation.

Upstairs WC

Upstairs loo situated next door to the first floor bathroom.

Bedroom five

Situated under the cathedral like eaves this room could







Sitting room

14' 6" x 18' 10" (4.43m x 5.75m)

Generously proportioned reception room with original inglenook fireplace and parquet floor.

Study

8' 1" x 8' 0" (2.46m x 2.44m)

Study/home office that leads off the first reception room.

Dining room

18' 3" x 18' 4" (5.55m x 5.58m)

Central reception room with sculpted beams, original stone fireplace and the enclosed stairs.

WC

Downstairs loo.

Kitchen

23' 5" x 40' 5" (7.15m x 12.32m)

Large kitchen requiring modernisation.

Principal bedroom

13' 11" x 18' 10" (4.24m x 5.73m)

Large double bedroom.

Bedroom two

9' 6" x 13' 8" (2.90m x 4.16m)

Double bedroom.

Bedroom three

15' 11" x 14' 1" (4.85m x 4.29m)

Large double bedroom.

Bedroom four

A further double bedroom of generous proportions.

Bathroom

10' 10" x 6' 9" (3.30m x 2.05m)

Bathroom with bath and basin requiring modernisation.

Upstairs WC

Upstairs loo situated next door to the first floor bathroom.







GARDEN

Large garden with mature fruit trees and shrubs.

YARD

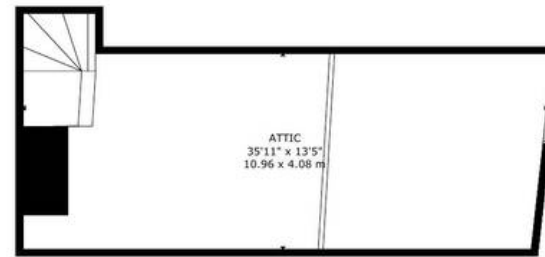
Fenced paddock with road access at the top.

GARAGE

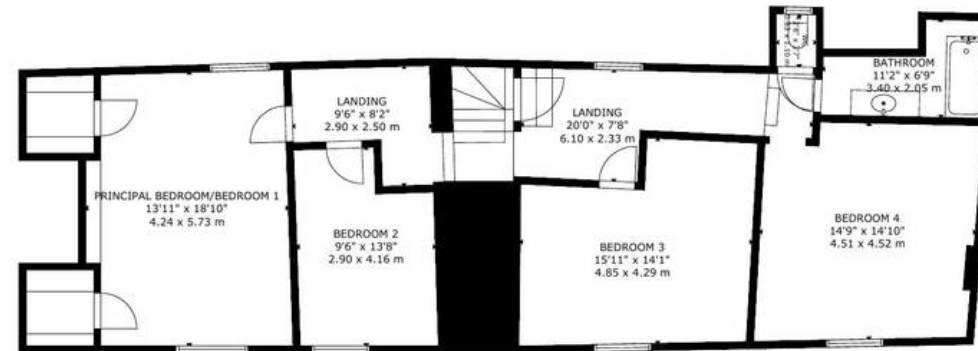
Single Garage

Small garage converted from a stable.

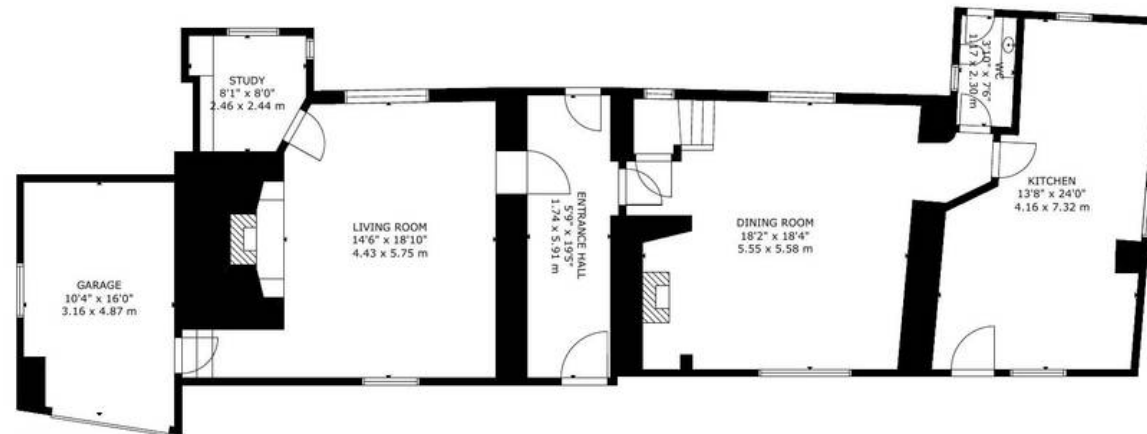




SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA
TOTAL: 280 m²/3,017 sq.ft
GROUND FLOOR: 124 m²/1,335 sq.ft, FIRST FLOOR: 112 m²/1,210 sq.ft, SECOND FLOOR: 44 m²/472 sq.ft
EXCLUDED AREAS: GARAGE: 15 m²/161 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY