



THE GABLES, LOWER BRAILES, NR BANBURY

SECCOMBES

ESTATE AGENTS

**THE GABLES
HIGH STREET
LOWER BRAILES
NR BANBURY
OX15 5AG**

Situated approximately 3 miles from Shipston on Stour, 9 miles from Moreton in Marsh, 11 miles from Banbury (Junction 11 M40 Motorway), 12 miles from Stratford upon Avon, 18 miles from Warwick (Junction 14 M40)

A WELL PRESENTED AND SPACIOUS DETACHED TWO DOUBLE BEDROOM STONE VILLAGE BUNGALOW OVERLOOKING FARMLAND WITH SINGLE GARAGE AND WITHIN WALKING DISTANCE OF LOCAL AMENITIES

Entrance Hall, Living Room, Dining/Kitchen, Utility Room, Two Double Bedrooms, Shower Room, Cloakroom, Double Glazing, Oil-Fired Central Heating, Attractive Landscaped Enclosed Front and Back Gardens, Single Garage, Off-Road Parking.

**Viewing through
Seccombes Estate Agents, Shipston on Stour
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- **Lower Brailes** is a popular south Warwickshire village situated close to the North Oxfordshire border. Although in Warwickshire, the postal address for the village of Lower Brailes is Nr Banbury, Oxfordshire.
- Within Lower Brailes there are a variety of shops and stores including a butcher, bakery and newsagents, together with a hairdresser. In addition, there is The George Inn in Lower Brailes, together with a primary school, garage, a fine 13th Century Church, and Roman Catholic Chapel.
- The local nearby town of Shipston on Stour has a more comprehensive range of facilities with the larger centres of Banbury, Stratford upon Avon, Oxford together with Warwick and Leamington Spa being easily accessible.
- Junctions 11 and 14 of the M40 Motorway are at Banbury and

Warwick respectively; there is a main line railway station at Banbury with services to London (Marylebone) in just under an hour.

- **The Gables** is an attractive two double bedroom detached stone bungalow situated in the village conservation area. It should be noted the second bedroom is currently used and fitted out as a study incorporating a pull-down bed.
- The property, which is understood to have been built in the 1990s offers well-presented and spacious accommodation benefiting from double glazed windows and oil-fired heating.
- Attached to The Gables is a single garage with gravelled car parking area to the front. There are enclosed landscaped gardens to the front and back with the back garden adjoining farmland over which there are fine views.



- Spacious **Entrance Hall** with built in cloaks cupboard and **Cloakroom** with w.c. and wash hand basin.
- **Living Room** double aspect with fireplace incorporating LPG bottled gas wood burning stove, sliding patio door to back garden.
- **Dining/Kitchen** with one and a half bowl stainless steel sink unit incorporating waste disposal unit and fitted base units with wooden work surface over, built-in four ring induction hob with extractor hood over, built in NEF/ electric oven with separate NEF/microwave oven above, built-in dishwasher, fitted wall units with concealed lighting under.
- Glazed door leads through to **Utility Room** with fitted work surface with fitted washing machine and space for dryer under, built-in wall units, space for upright fridge, half glazed door to back garden.
- **Bedroom One** with ample built-in fitted wardrobes and bedroom furniture.
- **Shower Room** tiled with shower cubicle incorporating Aqualisa shower unit, wash hand basin with built-in cupboards under and beside, fitted mirror over, w.c., tiled floor.
- **Bedroom Two** (currently used as a study) incorporating built-in desk, store cupboards and book shelving together with a fold down single bed and wardrobes. Access to **part-boarded loft** with power and light connected.
- Situated to the side of The Gables is a **Single Garage** with electric

- up and over door with power, light and water connected, side personnel door. To the front is a gravelled **Driveway** and **Off Road Parking** for two/three cars.
- **The Gardens**, which are attractive, landscaped and enclosed, form an important part of the property. The **front garden** is about 79'0"/24.08m deep x 34'0"/13.11m wide principally lawned with flower and shrub borders. The side walkways on either side of The Gables lead around to the
- **Back Garden** about 40'0"/12.16m wide x 36'0"/10.97m max deep and adjoins farmland over which there are fine views. Immediately adjoining the property is a paved **Patio** beyond which is a raised lawn area with flower and shrub border, **Greenhouse** and **Timber Shed**.

GENERAL INFORMATION

- **Tenure** The property is offered freehold with vacant possession.
- **Council Tax** This is payable to Stratford on Avon District Council. The property is listed in band E.
- **Fixtures and Fittings** All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.
- **Services**
Mains electricity, water and drainage are connected to the property. Oil-fired Grant combi-boiler for central

heating and hot water. LPG bottled gas to fire in living room.

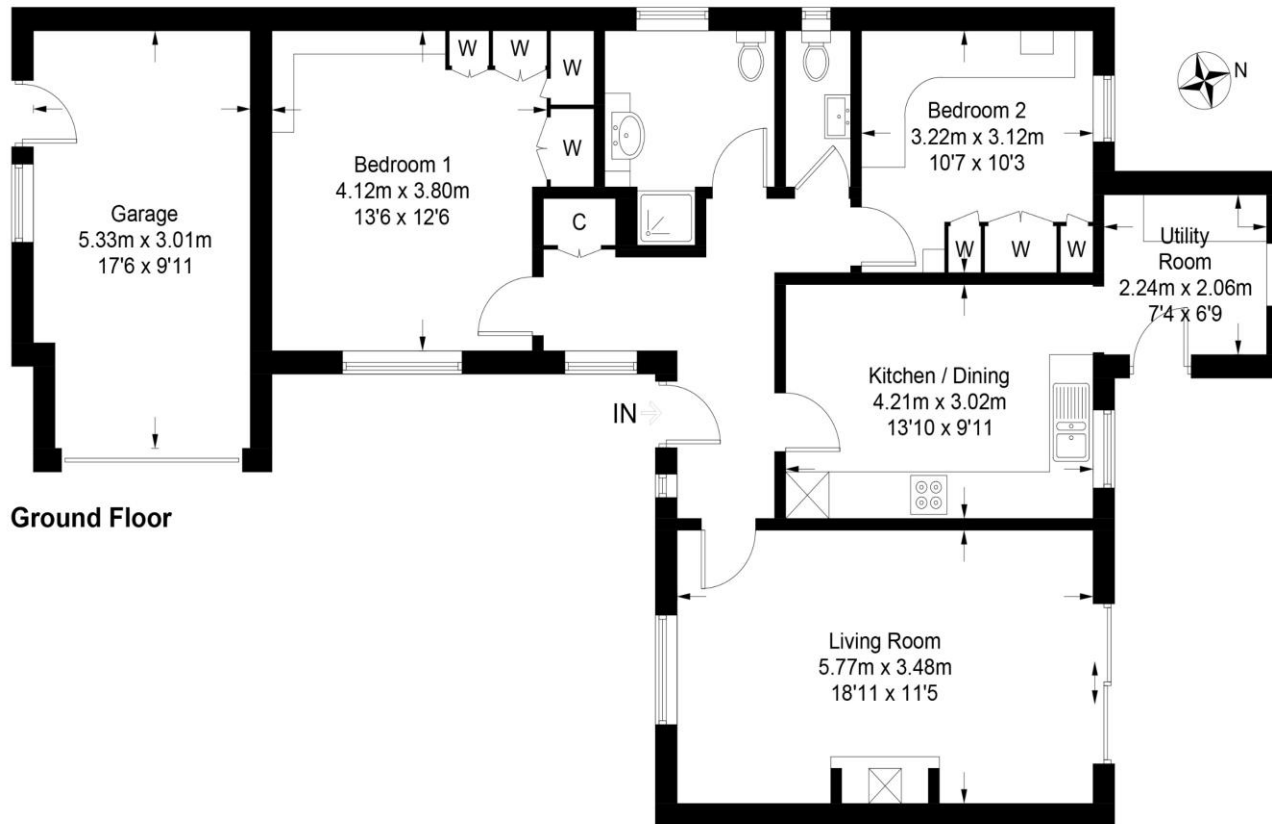
- **Planning permission** now expired was granted for a car port beside the garage by Stratford on Avon District Council ref:11/02138/FUL dated 17 November 2011
- **Energy Performance Certificate**
Current: 63 (D) Potential: 79 (C)
- **Directions** **Postcode OX15 5AG**
From Shipston-on-Stour take the B4035 for Banbury. Proceed through Upper Brailes into Lower Brailes. On entering Lower Brailes continue past the primary school at the right hand turn to Sutton under Brailes and Stourton. At the bottom of the hill as the road bends round to the left, turn left up a tarmacadamed driveway and The Gables is situated on the left after about 30 yards.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S3146/F005/10.11.2023

FLOOR PLANS



Approximate Gross Internal Area = 85.4 sq m / 919 sq ft

Garage = 15.8 sq m / 170 sq ft

Total = 101.2 sq m / 1089 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1022691)



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