



**7 RECTORY LANE, LOWER BRAILES, OXFORDSHIRE**

**SECCOMBES**

ESTATE AGENTS

**7 RECTORY LANE  
LOWER BRAILES  
NR BANBURY  
OX15 5HY**

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 motorway) and Leamington Spa.

**SITUATED IN A POPULAR VILLAGE, A WELL APPOINTED TWO BEDROOM BARN CONVERSION BUNGALOW QUIETLY LOCATED IN A COURTYARD SETTING WITH ATTRACTIVE ENCLOSED LANDSCAPED GARDEN, SINGLE GARAGE AND OFF-ROAD PARKING.**

Entrance Hall, Living Room, Galley Kitchen, Two Bedrooms, Bathroom. Double Glazing. Electric Heating. Enclosed South Facing Landscaped Garden. Single Garage Off Road Parking Space.

**Viewing through:**

**Seccombes Estate Agents, Shipston on Stour**

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**[www.seccombesestateagents.co.uk](http://www.seccombesestateagents.co.uk)**



**Lower Brailes** is situated in South Warwickshire, close to the North Oxfordshire border. Although in Warwickshire, the postal address for the village of Lower Brailes is Near Banbury, Oxfordshire.

Within Lower Brailes there are a variety of shops and stores including a butcher, bakery and newsagents. In addition, there is The George Inn, a primary school, a garage and a 13th Century Church, together with a Roman Catholic Chapel.

The local nearby town of Shipston on Stour has a more comprehensive range of facilities.

**7 Rectory Lane** is a well-appointed mid-terrace two-bedroom bungalow barn conversion quietly located in an attractive setting in the sought-after village of Lower Brailes.

It is understood the bungalow was converted from a former stone cattle byre with the living room being subsequently extended to create a spacious light and airy room. The accommodation benefits from double glazed windows (part uPVC) and electric heating.

The living room overlooks the attractive enclosed landscaped south-facing garden beyond which is a single garage and off-road parking space. The accommodation briefly comprises:





**Entrance Hall** with wood block floor, exposed beam, shelved **store cupboard** and shelved **airing cupboard**, insulated copper hot water cylinder, electric immersion heater.

**Living Room** with open fireplace with exposed dressed stone surround, mantel shelf and hearth, exposed beams, uPVC double glazed, double French doors to garden.

**Kitchen** well-appointed with stainless steel sink unit with built-in cupboard under, fitted base units with granite work surfaces over, fitted wall units, fitted four-ring electric ceramic hob, built-in Neff electric oven with built-in Neff microwave oven above and Neff dishwasher under, space for upright fridge/freezer and plumbing for washing machine, wood block floor.

**Bedroom One** with exposed beams overlooking the garden.

**Bedroom Two** with exposed beams overlooking the garden.

**Bathroom** with bath with Mira Sport electric shower unit and shower screen over, w.c., wash hand basin, heated towel rail, exposed beams.

Outside to the front is a central lawned area with a circular gravelled communal driveway, off which is 7 Rectory Lane.



Immediately to the front the garden is principally lawned and open plan with flower borders adjoining the property.

**The Principal Garden** area is situated to the back and approached from the living room. It is L-shaped and enclosed and is about 25'6"/7.80m deep x 32'6"/9.90m wide.

Immediately adjoining the property is a paved Patio set behind a low stone wall. The garden is principally lawned surrounded by well-stocked flower and shrub border.

A paved path leads across the garden to a pedestrian gate to the gravelled car parking space and **Single Garage** with power and light connected, electric up and over door, off-road parking space.

## 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 D.

### 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. Electric heating.

### Energy Performance Certificate

Current: 41 (E) Potential: 79 (C)

### Directions

From the centre of Lower Brailes head east on the High Street (B4035) for Banbury. Having passed the Forge Garage on the left continue for a further 150 yards taking the first turning left into Rectory Lane. Continue to the end of Rectory Lane turning right into the courtyard. 7 Rectory Lane is the fourth property on the right.

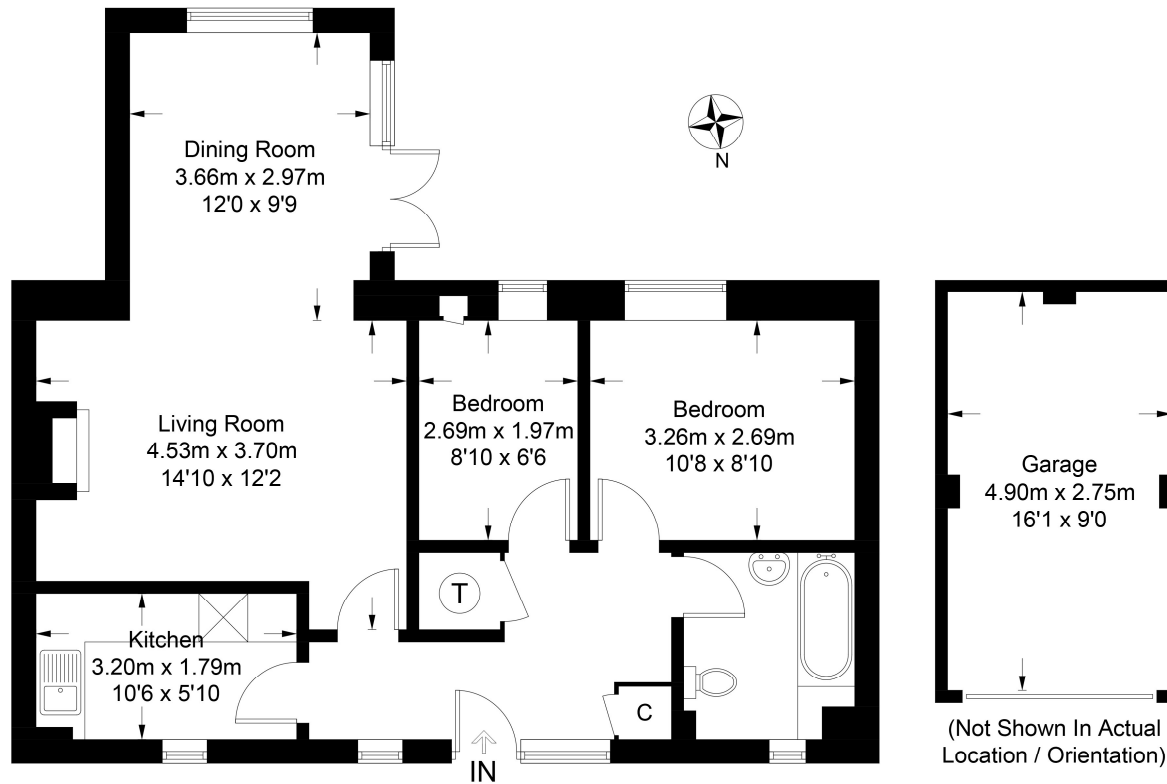
### Postcode OX15 5HY

### 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/S3181/F010/25.06.2024

## FLOOR PLANS



Approximate Gross Internal Area = 62.6 sq m / 674 sq ft  
Garage = 13.5 sq m / 145 sq ft  
Total = 76.1 sq m / 819 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1096264)



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