



TCHEUR COTTAGES, LOWER BRAILES

SECCOMBES

ESTATE AGENTS

**2 TCHEUR COTTAGES
LOWER BRAILES
SHIPSTON ON STOUR
WARWICKSHIRE
OX15 5HX**

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

A CHARMING WELL PRESENTED SPACIOUS CHARACTERFUL TWO BEDROOM PERIOD COTTAGE WITH AN ATTRACTIVE ENCLOSED COTTAGE GARDEN AND OFF-ROAD PARKING

Entrance Hall, Bathroom, Living/Dining Room, Kitchen, Two Double Bedrooms, Closet. Enclosed Garden. Garden Shed. Off Road Parking. Electric Heating.

**Viewing through
Seccombes Estate Agents, Shipston on Stour
T: 01608 663788 E: shipston@seccombesea.co.uk
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, with the larger local centres of Banbury, Stratford upon Avon, Warwick, Leamington Spa and Oxford being accessible

2 Tcheur Cottages is a light and airy, charming characterful two-double bedroom semi-detached period cottage, with a delightful private cottage garden to the front of the property, quietly located and tucked away in the sought-after village of Lower Brailes. Features within the property Include fireplace with log burning stove in the living room, exposed beams and timbers throughout, double glazed windows.

The property was constructed partly brick, local stone and render with a slate roof.

The accommodation is well presented and well-proportioned and benefits from electric heating.



Outside to the front is the enclosed courtyard garden, which is paved with flower beds, mature shrubs and trees, beyond which is a **pergola** and **timber garden shed** with path leading to front door. There is a parking space to the front of the property.

The accommodation briefly comprises:

Entrance Hall with wooden flooring, exposed beams and timbers throughout the cottage.

Bathroom part tiled with free standing roll-top bath with shower over.

Sitting Room/Dining Room with attractive open fireplace with log burner, oak mantel piece and quarry tiled hearth, fine exposed beams and timbers, French doors leading to courtyard garden.

Kitchen L-shaped country style, with terracotta floor tiles, ceramic one and a half sink unit and drainer with central mixer tap with fitted cupboards under and work surfaces over, fitted wall units, built-in four-ring induction hob with extractor hood above, Siemens built-in double electric oven, Hotpoint fridge/freezer, Logic integral washing machine, dishwasher. Understairs **storage cupboard** housing the boiler and **pantry cupboard**.

Stairs leading to landing with **storage cupboard**.

Bedroom One window to front garden with separate office.



Bedroom Two with window to garden.
Closet w.c. with good storage area.

To the front is a delightful south facing enclosed cottage garden, which offers privacy. The courtyard garden is paved, with flower beds, mature shrubs and trees beyond which is a pergola and timber garden shed with path leading to the front door surrounded by flower and shrub borders. **Timber garden shed**.

Beyond the front gate is a private parking space.

To the back is a small courtyard garden.

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 C.

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 boiler for central heating and hot water.

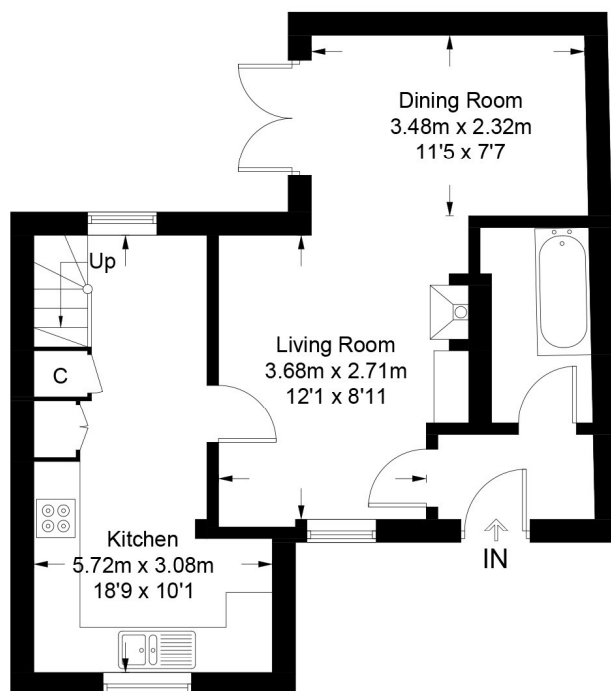
Energy Performance Certificate
Current: G (9) Potential: 21 (F)

Directions **Postcode OX15 5HX**
From Shipston on Stour, take the B4035 for Banbury. Proceed through Upper Brailes and into Lower Brailes. On entering Lower Brailes continue past the Primary School over the bridge at the foot of the hill and passing the local garage, 2 Tcheur Cottages is 20yds on the left-hand side before Rectory Lane.

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.

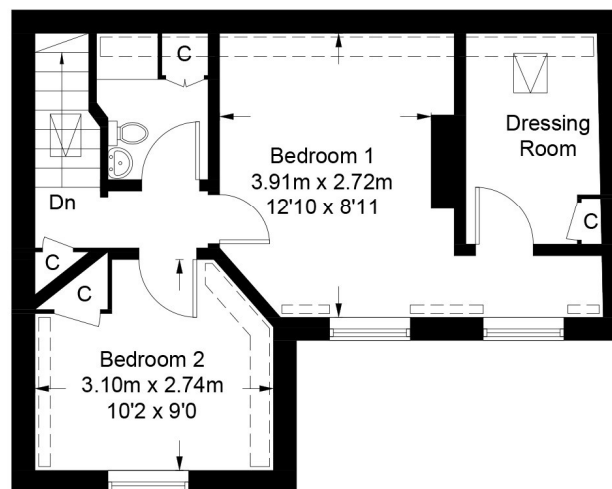
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FLOOR PLANS



Ground Floor 42.7 sq m / 460 sq ft

= Reduced headroom below 1.5m / 5'0"



First Floor 33.3 sq m / 358 sq ft

Approximate Gross Internal Area = 76.0 sq m / 818 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1214304)



T: 01608 663788

10 Market Place, Shipston on Stour,
Warwickshire CV36 4AG
shipston@seccombesea.co.uk

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