



ST HELENS COTTAGE, LOWER BRAILES

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**ST HELENS COTTAGE
HIGH STREET
LOWER BRAILES
Nr BANBURY
OX15 5HW**

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

AN ELEGANT THREE BEDROOM PERIOD VILLAGE COTTAGE WITH ATTRACTIVE WALLED SOUTH FACING COURTYARD GARDEN

Entrance Hall, Living Room, Dining Kitchen, Back Lobby, Three Bedrooms, Bathroom, Double Glazing, Oil Fired Heating, Attractive Walled Courtyard Garden

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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 the village there are a variety of shops and stores including the butcher, bakery and newsagent. In addition there is the George inn, primary school, garage and a 13th century church, together with a Roman Catholic Chapel. The nearby town of Shipston on Stour has a more comprehensive range of facilities.

The local larger centres of Banbury, Stratford-upon-Avon, Warwick and Oxford are easily accessible. Junction 11 of the M40 motorway at Banbury, where there is also a main line station with a fast service to London (Marylebone) just under an hour.

St Helens Cottage is an elegant, charming and attractive terraced. village cottage offering spacious and well presented accommodation over three floor including a recently refitted kitchen.

Features within the property include an original inglenook fire place with wood burning stove in the living room, bay window fine exposed beams and timbers together with benefiting from timber double glazed windows and oil fired heating.

Outside to the back is an attractive enclosed south facing walled courtyard garden. The accommodation briefly comprises:

Enclosed Porch with glazed door into





Living Room with original inglenook fireplace with wood burning stove, bay window fine exposed beams and timbers. Exposed timber boarded floors

Dining Kitchen recently refitted with one and a half bowl glazed china sink, fitted base units with oak work surfaces over, two built in glazed corner wall units, built in electric oven with four ring electric hob over, plumbing for washing machine and dishwasher, ceramic heated floor. **Back Lobby** with door to courtyard garden

Stairs rise to the **First Floor Landing** with exposed timber boarded floor.

Bedroom One with built in double wardrobe with pine doors, exposed beam, part exposed stone walling.

Bathroom part tiled with bath with shower attachment rail and curtain over, w.c., wash hand basin, UPVC double glazed window, exposed timber boarded floor.

Exposed timber staircase rises to the **Second Floor Landing** with exposed timber boards and access to the part boarded loft with light connected.

Bedroom Two with display shelf, built in double wardrobe, exposed beam.



Bedroom Three (currently used as a study) with exposed beam, upvc double glazed window. **Airing Cupboard**, part shelved with insulated hot water cylinder with electric immersion heater attachment. Outside the front and approached from Main Street through double wrought iron gates is in principally terracotta paved gardens set back behind a low brick wall with raised flower borders.

To the back is an attractive enclosed south facing **Walled Courtyard Garden** about 34' 10" / 10.36 m max deep x 19' 0" / 9.35 m max wide incorporating a raised terracotta tiled patio garden with flower borders, storage shed, oil tank and pedestrian access out onto School Lane.

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, gas, water and drainage are connected to the property. oil-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 54(E) Potential: 78 (C)

Postcode OX15 5HW

Directions

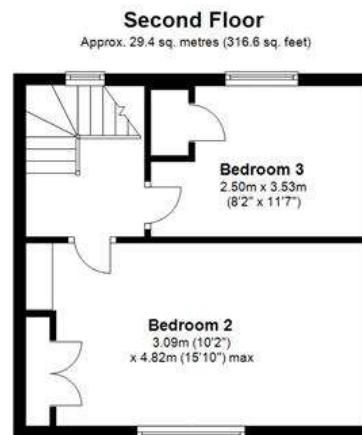
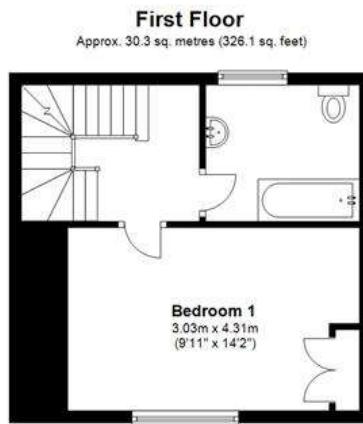
From Shipston on Stour take the B4035 for Banbury. Proceed through Upper Brailes into Lower Brailes. On entering Lower Brailes continue past the primary school over the bridge at the foot of the hill and St Helens Cottage is situated on the right a short distance after passing school lane.

What 3 words // / bottled.tracing.ferrying

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.

FLOOR PLANS



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