



Sutton Lane, Lower Brailes

Guide Price **£750,000**

Sutton Lane

Lower Brailes, Banbury

This characterful four-bedroom, three-bathroom detached family home has been beautifully renovated by the current owners, blending modern amenities with traditional character. Located in a quiet spot within a community village, the property features a private garden and is offered for sale with no onward chain.

Upon entering through the front door, you are welcomed into a bright entrance hall. To the right, a glazed panel of bi-fold doors showcases the cosy sitting room, which boasts a large bay window, ample seating space, and a stone fireplace with a log-burning stove.

At the rear of the house, large windows and patio doors overlook the beautiful garden, allowing natural light to fill the room. The stylish and thoughtfully designed kitchen breakfast room includes a large island with an additional sink, a wine fridge, and numerous fitted units beneath the leather stone finish worktops. Floor-to-ceiling units at the far end optimise storage, with another sink and plumbing for a washing machine conveniently tucked in the corner. Adjacent to the kitchen, through double bi-fold doors, is a generously proportioned reception room that has been converted from the former double garage. Patio doors lead out onto a glass-covered terrace, making alfresco dining possible all year round. Before heading upstairs, the hallway also provides access to a WC and two useful storage cupboards.





On the first floor, above the former double garage, is a large double bedroom with a separate shower room accessed through its own enclosed corridor. There is another double bedroom with an ensuite shower room, as well as two additional double bedrooms and a family bathroom at the front of the property. A linen cupboard is located on the landing, along with access to a partially boarded loft offering extra storage space. The private rear garden provides a peaceful retreat, featuring mature trees and shrubs, as well as a spacious patio suitable for outdoor seating and dining, making it perfect for entertaining and relaxing. The garden also includes a lawn and flower borders. At the end of the garden, there is an insulated, double-glazed home office/studio equipped with power. Additionally, there is side access to the front of the house through a gate, along with a convenient outdoor sink.

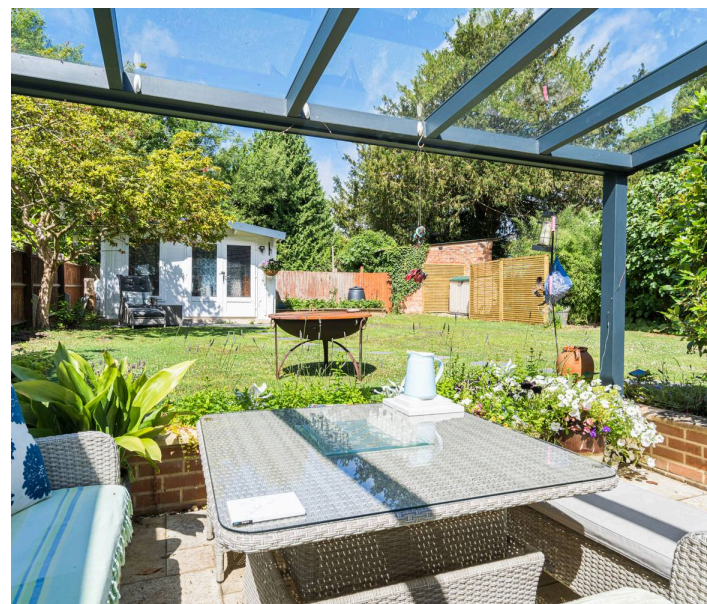
To the front of the property, there is a large gravel driveway with parking for up to six cars, and planning permission is still in place to further extend to add a garage and study. 09/01805/FUL.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



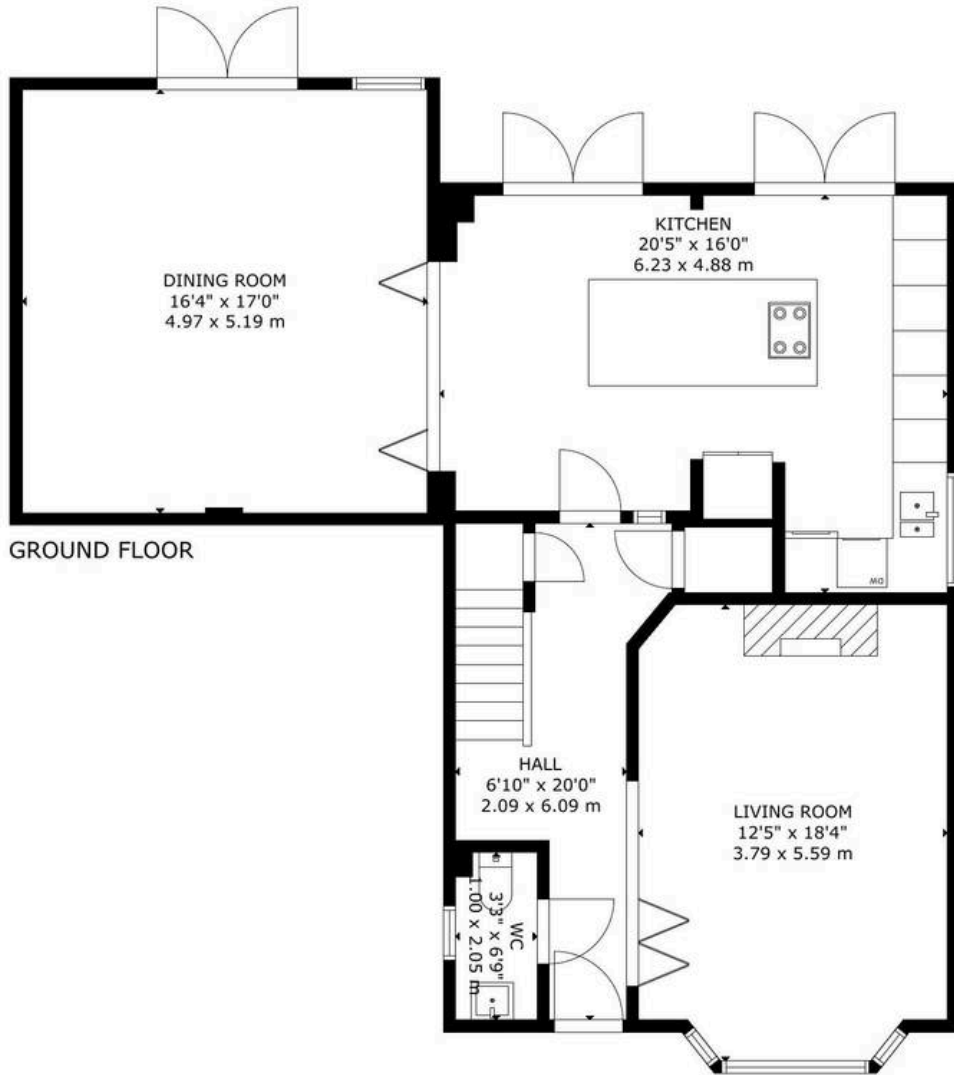
DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.





GROSS INTERNAL AREA
 TOTAL: 170 m²/1,828 sq.ft
 GROUND FLOOR: 89 m²/961 sq.ft, FIRST FLOOR: 81 m²/867 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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