



Lower Green, Lower Brailles

Offers Over **£350,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Lower Green

Lower Brailes, Banbury

We are pleased to bring to market this spacious and well positioned semi-detached property with planning permission for a single storey rear extension and two storey side extension with a dropped kerb and driveway has been approved. The ground floor comprises a welcoming lounge with a wood-burning stove, leading through to a bright and practical kitchen/dining room with ample storage. A downstairs W/C and side door access to the rear garden complete ground floor.

The first floor offers two double bedrooms along with a modern family bathroom, stylishly finished with contemporary tiling, a corner bath with overhead shower.

The second floor showcases a superb loft-conversion double bedroom, featuring Velux windows, eave storage and an abundance of natural light.

Outside, the property benefits from both front and rear gardens with planning permission to drop the kerb and with the driveway approved, giving the opportunity for ample off-street parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





- Three double bedrooms
- Planning Permission to drop kerb
- Planning Permission for Single-Storey Rear Extension
- Planning Permission for a Two Storey Side Extension
- Downstairs W/C
- Modern Family Bathroom
- Loft Conversion Double Bedroom with Velux Windows and Eave Storage
- Front and Rear Gardens

Lower Brailles is a charming and sought-after South Warwickshire village, offering a friendly community feel, beautiful countryside surroundings and excellent local amenities. The village features a well-regarded primary school, local pubs, a village shop, and scenic walking routes, with easy access to Shipston-on-Stour, Banbury, and major transport links.

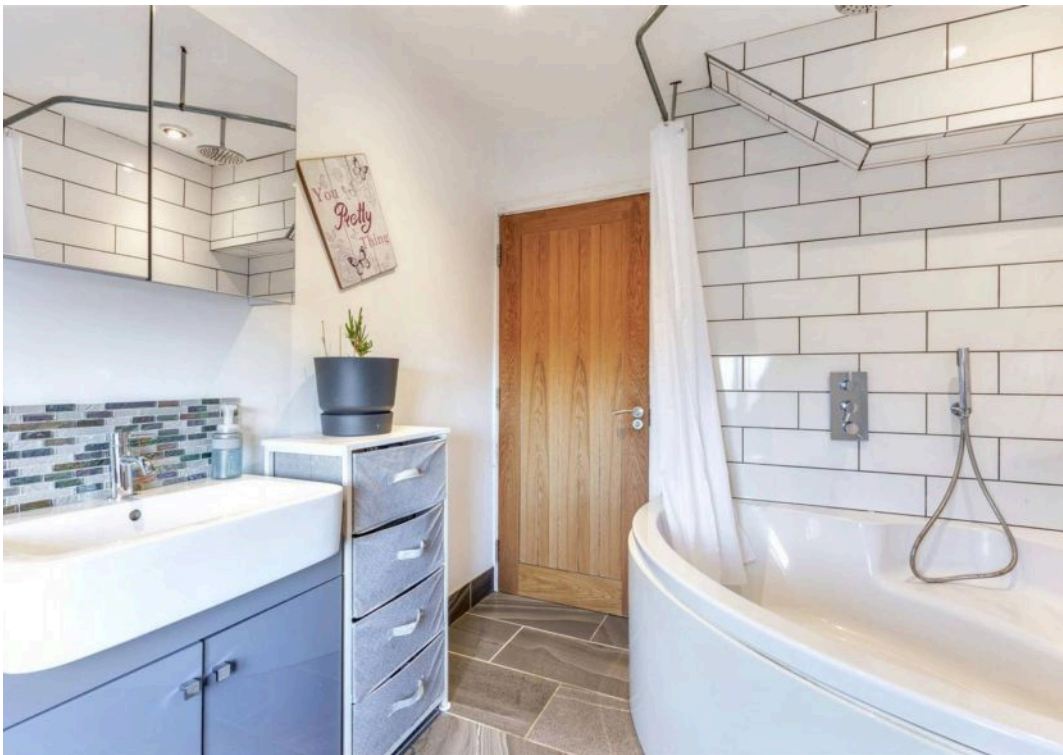
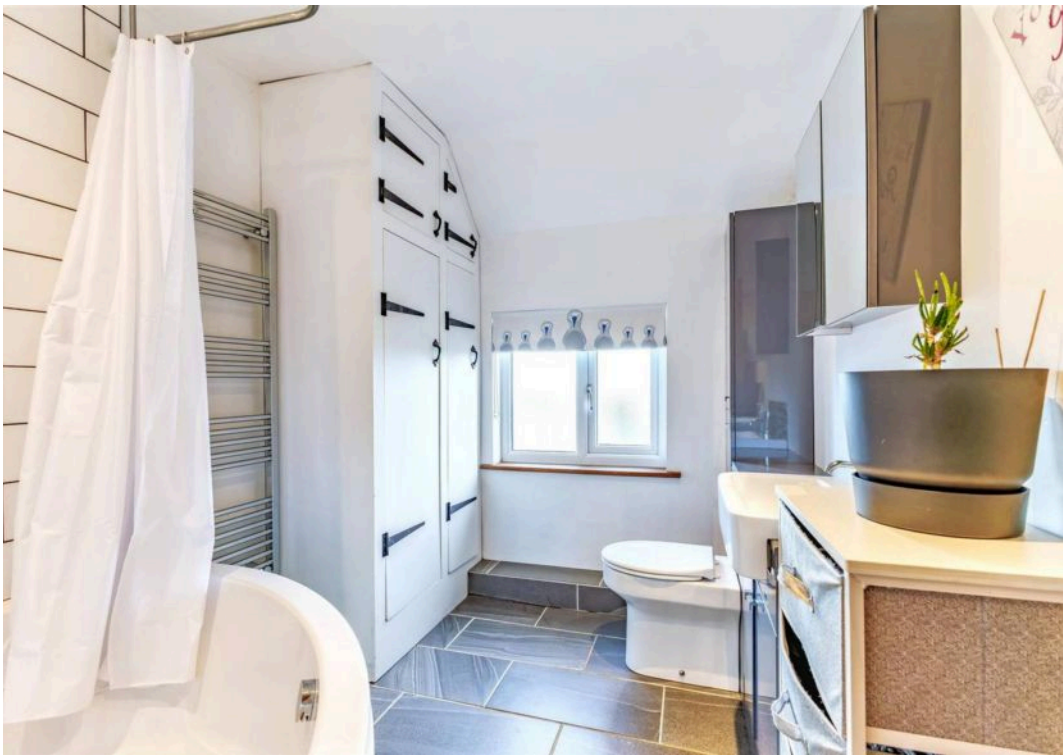


DISCLAIMER

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

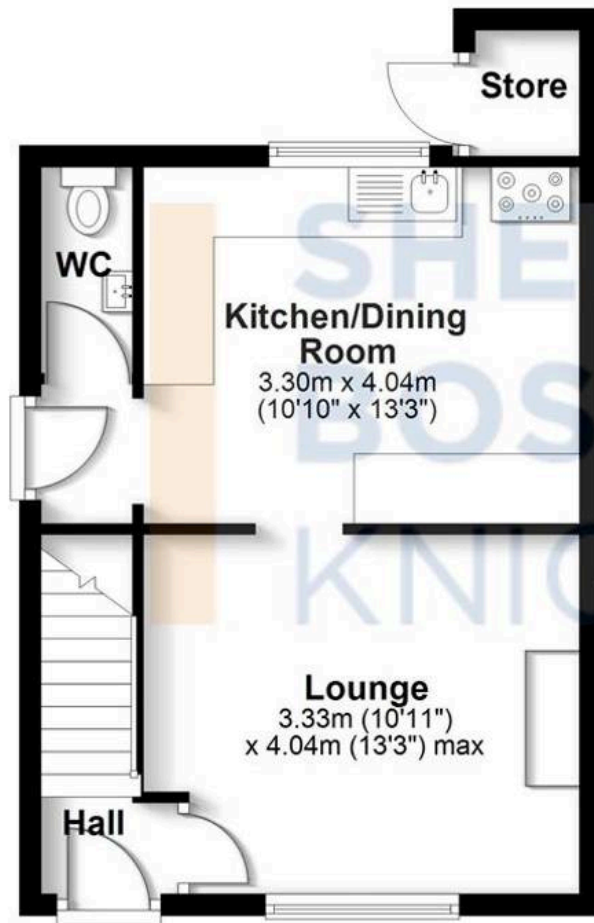
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



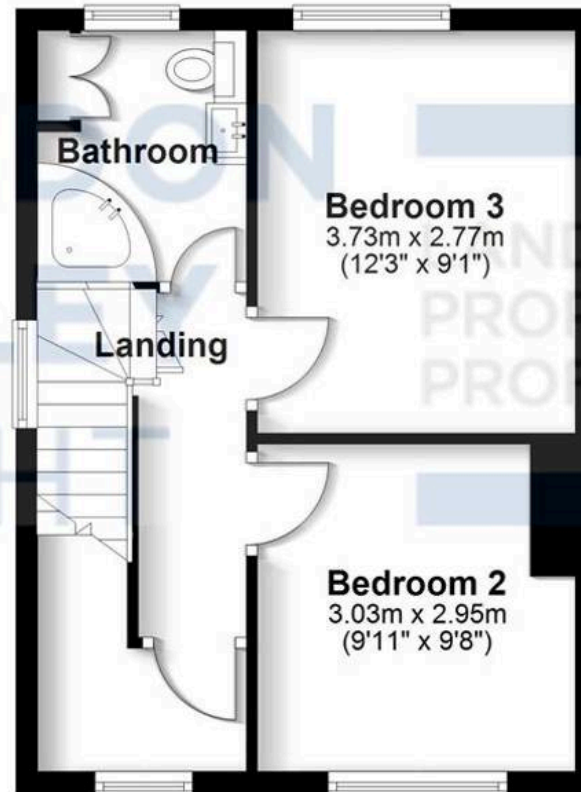
Ground Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



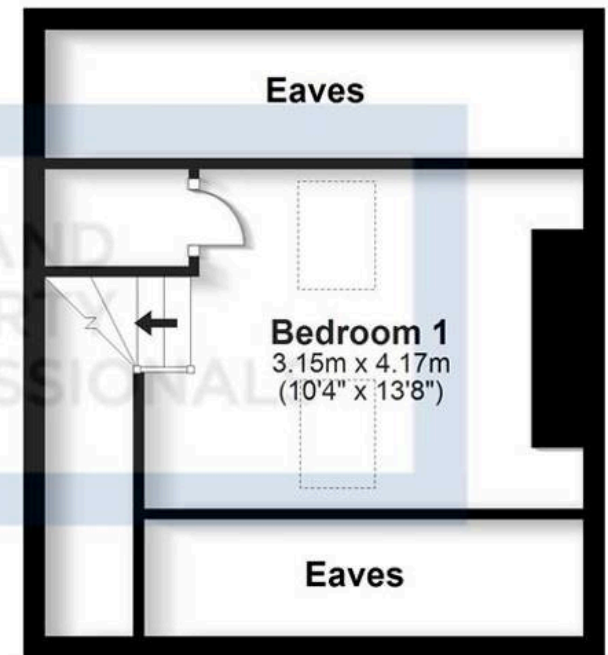
First Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Second Floor

Approx. 28.3 sq. metres (304.6 sq. feet)



Total area: approx. 97.4 sq. metres (1048.0 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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