



CONWAY, UPPER BRAILES

SECCOMBES

ESTATE AGENTS

**CONWAY
UPPER BRAILES
NR BANBURY
OX15 5AT**

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).

A SPACIOUS DETACHED THREE BEDROOM BUNGALOW IN A PROMINENT ELEVATED POSITION WITH OUTSTANDING FAR REACHING VIEWS, IN NEED OF MODERNISATION.

Enclosed Porch, Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen, Three Bedrooms, Shower Room, Cloakroom. Oil Fired Heating. Upvc Double Glazing. PV Solar Panels. Attractive Gardens, Double Garage, Off Road Parking.

Viewing: Seccombes Estate Agents, Shipston on Stour
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Upper Brailes is situated in attractive undulating south Warwickshire countryside, on the border of north Oxfordshire and close to the north Cotswolds in an area of outstanding natural beauty. The adjoining village Lower Brailes offers a good variety of local amenities including a butcher, newsagent and bakery. In addition, there is the George Hotel, a primary school and garage, together with a fine 13th century Church and a Roman Catholic Chapel. Good local community with cinema club in the village hall.

The local town of Shipston on Stour (about 3 miles) offers a more comprehensive range of facilities. The larger centres of Banbury, Stratford upon Avon, Oxford, Warwick and Leamington Spa are accessible. Junction 11 and 14 of the M40 motorway are at Banbury and Warwick respectively. Mainline railway stations at Banbury and Moreton in Marsh with services south to Oxford and London

respectively. In addition, from Banbury there is a train service to London (Marylebone) in just under an hour.

Additional local amenities include golf courses at Brailes and Tadmarton and access to numerous public footpaths and bridleways.

Although in South Warwickshire, the postal address for the village is Upper Brailes, Near Banbury, Oxfordshire.

Conway is a spacious detached three bedroom bungalow situated in a prominent elevated position in the popular village of Upper Brailes with outstanding far reaching views out over the surrounding countryside.



The property, which offers spacious and well proportioned accommodation would benefit from being updated and modernised. Outside the gardens are principally lawned, with the back garden being enclosed and adjoining farmland. In addition there is a double garage and off road parking. The accommodation briefly comprises:

Enclosed Porch and Entrance Hall.

Living Room with open fireplace, far reaching views. Glazed double doors lead into the **Dining Room** with sliding patio door to the **Conservatory** (in need of repair).

Kitchen with one and a half bowl sink single drainer stainless steel sink unit with fitted cupboards under, fitted base units with work surface over, two hob double oven oil fired Rayburn incorporating an oil fired boiler for central heating and hot water, built in Neff electric double oven.

Archway to **Utility Area** with single stainless steel sink units and drainer with fitted cupboard and work surface over with plumbing for washing machine, fitted base units with fitted wall units over, shelved store cupboards.

Inner Hallway

Bedroom One with wash hand basin, far reaching views.

Bedroom Two with shelved store cupboard.

Bedroom Three

Cloakroom with w.c., wash hand basin.

Situated beside the property and approached from the village road is a brick driveway with gravelled **Car Parking Area** beside leading to the **Double Garage** with power and light connected.

The **Front Gardens** are principally lawned with a gravelled pathway leading from the car parking area to the front door. About 85'0"/25.90m wide x 57'0" x 17.40m max deep.

Paved path and steps lead through to the **Back Garden** about 70'0"/21.35m ave wide x 62'0"/18.90m max deep. Immediately adjoining the property is a sunken paved **Patio** beyond which the garden is principally lawned with a number of fruit trees, enclosed and adjoins farmland. Former kitchen garden area. **Timber Garden Shed**. Aluminium framed **Greenhouse**. Oil tank.

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 E.

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. Oil fired boiler for central heating and hot water.

PV solar panels

Supplying electricity with feed in tariff into the grid.

Energy Performance Certificate

Current: 62 (D) Potential: 76(C)

Directions

From Shipston on Stour take the B4035 for Banbury. After about 3.5 miles one enters the village of Upper Brailes. Continue past the right hand turn into Gilletts lane and Conway is situated on the right after about a further 50 yards

Postcode OX15 5AT

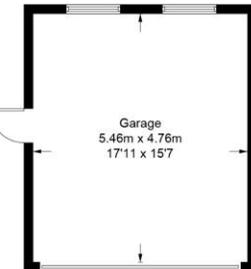
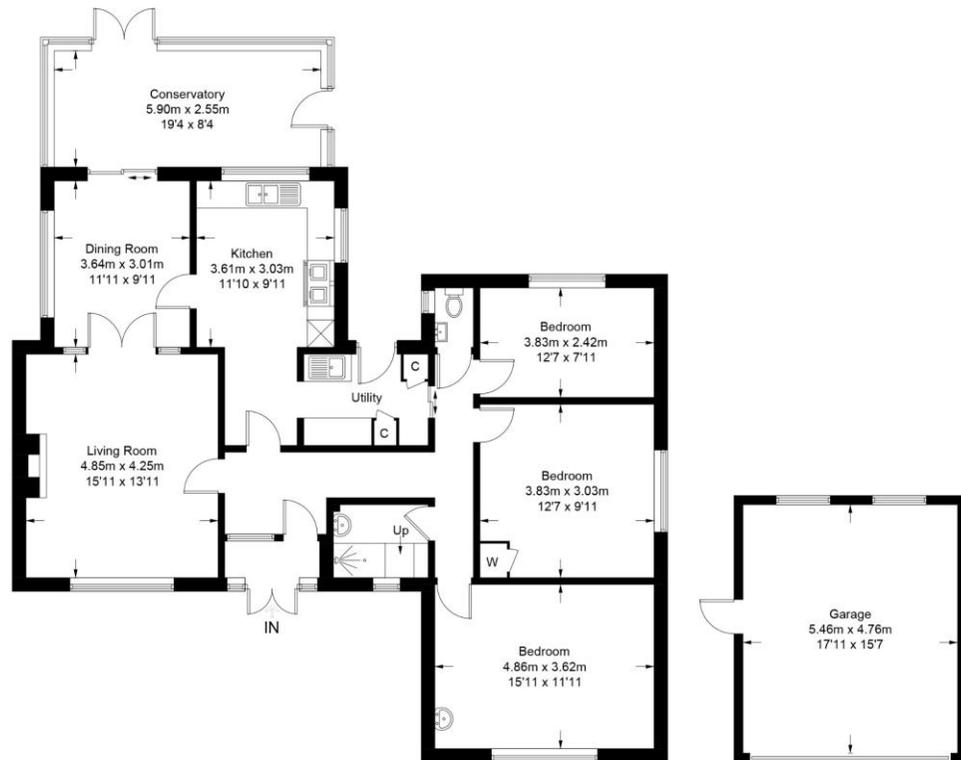
What Three Words /// innovate.alarmed.submitted

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/S3271/F005/25.03.2026

FLOOR PLANS



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 134.4 sq m / 1447 sq ft

Garage = 25.9 sq m / 279 sq ft

Total = 160.3 sq m / 1726 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1282391)



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