



2 LOWER GREEN, LOWER BRAILES

SECCOMBES
ESTATE AGENTS

**2 LOWER GREEN
LOWER BRAILES
NR BANBURY
OXON
OX15 5HZ**

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 SPACIOUS AND WELL PRESENTED THREE-DOUBLE BEDROOM SEMI DETACHED FAMILY HOUSE WITH GOOD OFF-ROAD PARKING AND ATTRACTIVE ENCLOSED GARDEN, ON THE NORTHERN EDGE OF THE COTSWOLDS.

Entrance Hall, Sitting Room, Living/Dining Room, Kitchen, Utility/Boiler/Cloakroom, Landing, Three Double Bedrooms, Family Bathroom, Ensuite Shower Room, uPVC, Double-Glazing, Oil-Fired Heating (new boiler May 2026) Good Off-Road Parking, Attractive Enclosed Landscaped Garden with Store Shed

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Lower Brailes is situated in south Warwickshire, close to the north Oxfordshire border and on the edge of the north Cotswolds. Although in Warwickshire, the postal address for the village of Lower Brailes is near Banbury, Oxfordshire.

Within Lower Brailes and adjoining village of Upper Brailes there are a variety of shops and stores including a butcher, bakery, newsagents.

In addition, there is a there is The George Inn, a good primary school, garage and 13th century Church, together with a Roman Catholic Chapel. The local nearby town of Shipston on Stour has a more comprehensive range of facilities.

2 Lower Green is a well presented, spacious and well-proportioned semi-detached family house including a kitchen extension off the living/dining room, separate utility/boiler/cloakroom, together with three double bedrooms on the first and second floors with a family bathroom and ensuite shower room.

A new Worcester condensing combi oil fired boiler was installed in May 2026.

Outside to the front is good off-road parking and to the back an attractive enclosed landscape garden with store shed.

The accommodation briefly comprises:





Entrance Hall with stairs to first floor.

Sitting Room with fireplace incorporating a wood burning stove with pine surround and mantel shelf, stone inset and hearth, porcelain tiled floor.

Living / Dining Room with fitted shelving, porcelain tiled floor, uPVC double glazed double French doors to garden, understairs store cupboard. Open to

Kitchen with one and a half bowl and single drainer glazed china sink with fitted cupboard and plumbing for washing machine under, fitted base units with woodwork surface over, built in Hisense double electric cooker with four-ring Samsung ceramic hob over and extractor hood above, fitted wall units, space for upright fridge/freezer, quarry tiled floor.

Utility/Boiler/Cloakroom plumbing for washing machine, Worcester condensing combi boiler (installed May 2026), w.c., wash hand basin, porcelain tiled floor.

First Floor Landing with built-in shelving and a door to second floor.

Bedroom One overlooking the back garden with pine boarded floor.

Bedroom Two overlooking the front with pine boarded floor.

Family Bathroom part tiled with bath with shower attachment, w.c., wash hand basin, separate shower cubicle with Mara shower unit.



On the second floor is **Bedroom Three** with eaves storage cupboards, two skylight windows. Door to **Ensuite Shower Room** with shower cubicle and shower unit, w.c., wash hand basin, heated towel rail, Velux window.

Outside to the front and approach from Main Street, set back behind a five-bar timber gate is a large gravelled **Car Parking Area** with flower border to the side of the front door. Path leads around to the

Back Garden which is enclosed and about 40'0"/12.19m lengthening to 54'0"/16.45m deep x 28' 6"/8.68m wide.

Immediately adjoining the house is a paved **Patio**, beyond which the garden is principally lawned with flower borders either side and at the end. Gravelled pathway leads down through a further gravelled patio area surrounded by well stocked flower borders.

In addition there is a **Store Shed** about 16' 3"/4.95m times 6' 0"/1.82 m (internally).

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. New Worcester condensing oil fired combi-boiler (installed May 2026) for central heating and hot water.

Energy Performance Certificate

Current: 55 (D) Potential: 68 (D)

Directions

From Shipston Stour take the B4035 for Banbury. Proceed through Upper Brailes into Lower Brailes. Continue past the primary school, The George Inn and the garage. After about a further 150 yards, and just having passed Rectory Lane on the left, 2 Lower Green is situated on the left.

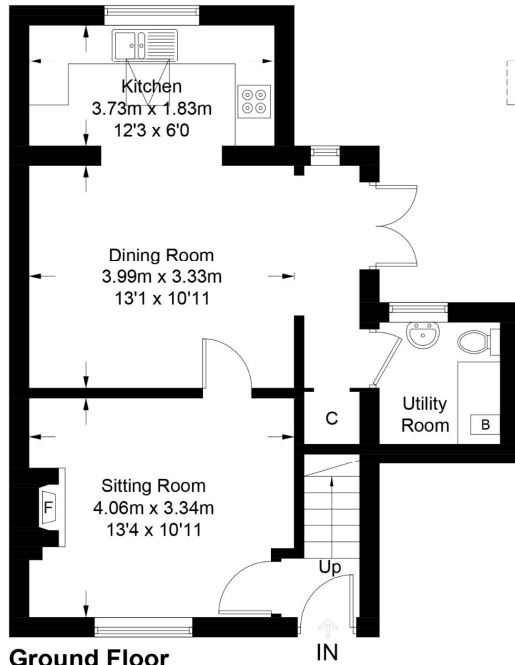
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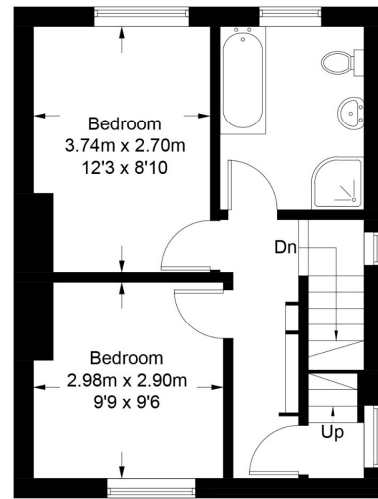
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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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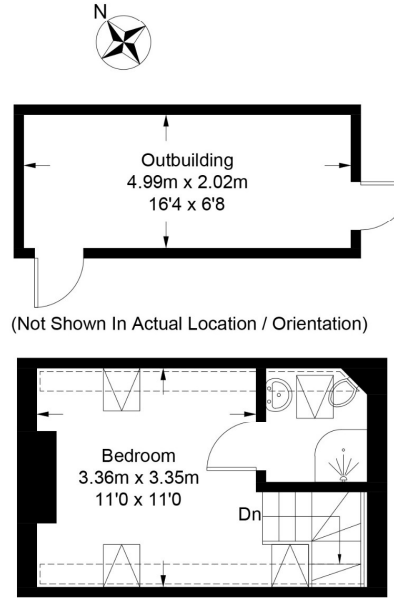
FLOOR PLANS



Ground Floor
47.2 sq m / 508 sq ft



First Floor
34.8 sq m / 374 sq ft



Second Floor
16.9 sq m / 182 sq ft

Approximate Gross Internal Area = 98.9 sq m / 1064 sq ft
 Outbuilding = 10.2 sq m / 110 sq ft
 Total = 109.1 sq m / 1174 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1300817)



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