



The Newlands, Rectory Lane, Lower Brailes

Guide Price **£385,000**



The Newlands Rectory Lane

Lower Brailes, Banbury

This delightful two-bedroom link-detached bungalow is located on a quiet no-through lane in a popular village, featuring private mature gardens and driveway parking. Offered for sale with no onward chain.

Upon entering, you are greeted by an entrance hall that includes several built-in storage cupboards and shelves. The light and spacious sitting room has large glazed sliding patio doors that lead to the conservatory. The conservatory also has doors that open onto the garden.

The kitchen is equipped with fitted units, an electric oven and hob, and space for a fridge-freezer. A door leads to a large utility area that offers ample storage as well as space for a washing machine and dryer. This area also includes a WC and additional storage. You can access the garden from the utility room, while another door provides access to the side gate and the oil tank.

Currently, the bungalow features two rooms used as double bedrooms, both equipped with built-in storage, and a third room that the current owner has set up as a dining room and study. At the end of the hall, you will find a modern walk-in shower room.





To the front, there is a driveway with parking for 1-2 cars, complemented by a charming front garden. The beautiful rear westerly facing garden features a patio and lawn with mature borders and trees, creating a peaceful and secluded space to relax.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

Brailes 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, a thriving village pub, a village shop, a butchers, a bakery, village hall with regular events. There are scenic walking routes in the village, with easy access to Shipston-on-Stour, Banbury, and major transport links to Oxford/London nearby at Banbury Station.



DISCLAIMER

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

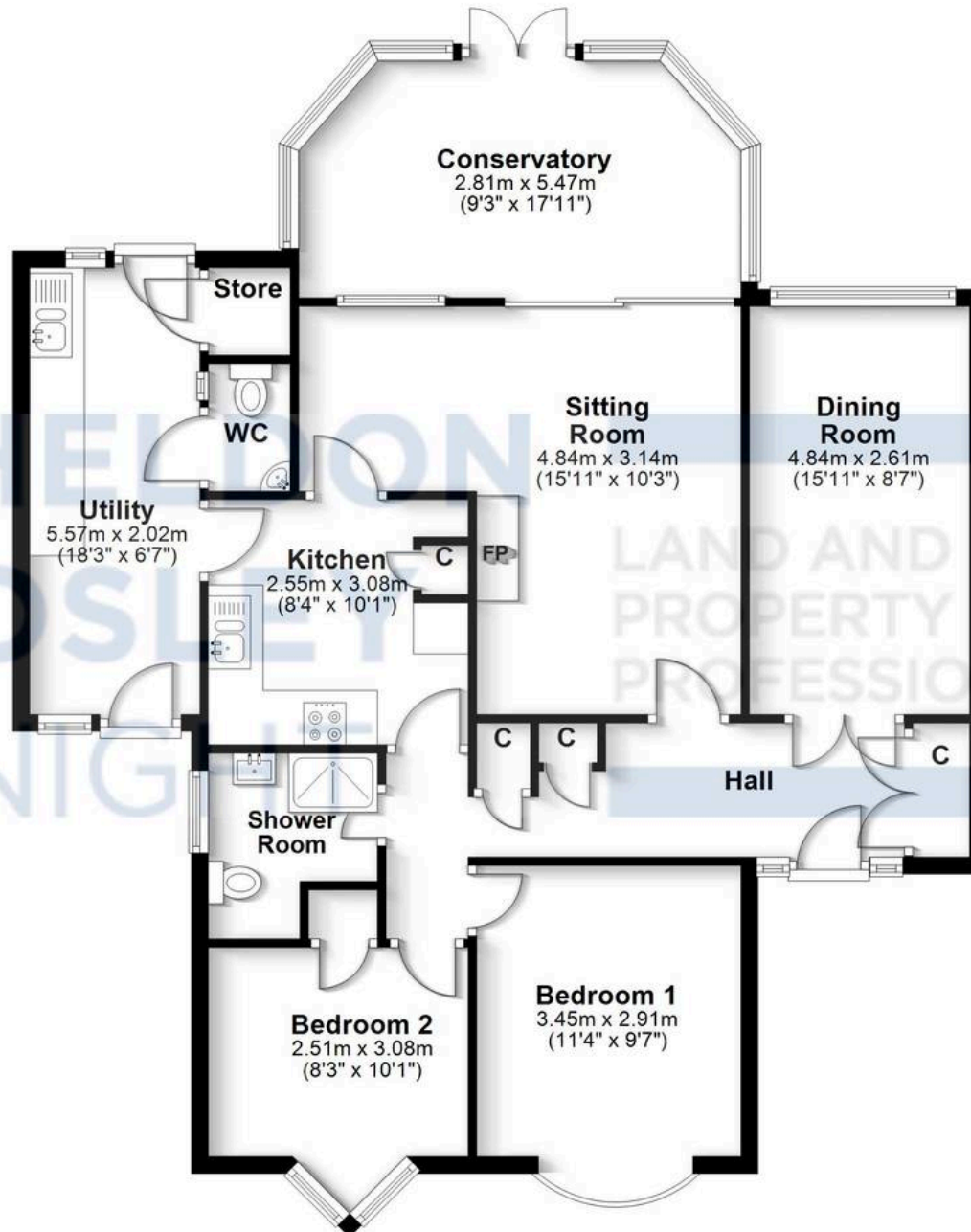
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Ground Floor

Approx. 106.0 sq. metres (1141.1 sq. feet)



Total area: approx. 106.0 sq. metres (1141.1 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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