



WEST VIEW COTTAGE UPPER BRAILES OX15 5AX

SECCOMBES

ESTATE AGENTS

**WEST VIEW COTTAGE
UPPER BRAILES
Nr BANBURY
OXFORDSHIRE
OX15 5AX**

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).

AN OUTSTANDING STONE VILLAGE HOUSE WITH ATTRACTIVE LANDSCAPED ENCLOSED PRIVATE GARDEN, DETACHED DOUBLE GARAGE WITH STUDIO/OFFICE AND SHOWER ROOM OVER.

Reception Hall, Dining Room, Sitting Room, Conservatory, Kitchen/Breakfast Room, Cloakroom, Utility Boiler Room, Three Double Bedrooms, Study/Nursery Bedroom, Bathroom, Shower Room. Oil-Fired Heating. uPVC Double Glazing. Detached Double Garage with Studio/Office over with Shower Room. Good Off-Road Parking. Attractive Enclosed Private Landscaped Garden.

Viewing through Secombes Estate Agents, Shipston on Stour T: 01608 663788 E: shipston@seccombesea.co.uk



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.

West View Cottage is an outstanding stone village house offering spacious and well-presented accommodation which retains many traditional features including a fine inglenook fireplace in the sitting room, window seats, exposed stone walling and stripped pine doors, together with a wealth of exposed beams and timbers. In addition, the conservatory is well positioned overlooking the garden and accessed from both the sitting room and kitchen/breakfast room.

Situated a short distance from the house is a large detached double garage incorporating a garden w.c. and workshop area, together with a studio/office above with a shower room. It is considered this could be converted to provide ancillary accommodation, subject to the necessary planning consents. Situated at the front of the garage is a gravelled off road parking area for four/five cars.

Reception Hall with parquet floor, window seat, exposed beams. **Inner Lobby** with stairs to first floor and **Cloak Room** with w.c., wash hand basin.



Sitting Room with fine inglenook fireplace with stone hearth, wood burning stove and shepherd's seat, window seat, exposed beams and timbers, shelved display alcove. Door to **Conservatory** with double French doors the garden, ceramic tiled floor and glazed door to

Kitchen/Breakfast Room well-appointed with double sink unit with two drainers, fitted base units with work surfaces over, fitted wall units with concealed lighting under, Rangemaster 4 oven with LPG gas hob, Rangemaster cooker with extractor hood over.

Utility Boiler Room with single and steel sink unit and drainer with fitted cupboard under, plumbing for washing machine and dryer point, Worcester oil-fired boiler for central heating and hot water, space for upright fridge/freezer, built-in store cupboard. Door to garden and access to garage.

First Floor Landing with access to roof space.

Bedroom One window seat, shelved cupboard with glazed stripped pine double doors.

Bedroom Two into eaves, double aspect with built-in wardrobes.

Bathroom with bath, w.c., bidet, wash hand basin, window seat, heated towel rail.

Shower room with shower cubicle, w.c., wash and basin, heated towel rail, tank cupboard.

Inner Landing with **Office/Nursery Bedroom** off, exposed beams.

Bedroom Three with exposed beam and timbers, window seat.



THE GARDENS

To the front is a gravelled parking area offering **Off Road Parking** for four/five cars with stone steps leading up to the front door, with gravelled area and brick insets beside incorporating well-stocked flower, rose and shrub borders.

Doorway leads through to the **Back Garden**, which is an important feature of the property, is enclosed, private and attractively landscaped. Immediately adjoining the house are terraced stone **Patios** beyond which is a lawned area surrounded by well-stocked flower and shrub borders including a fine laburnum tree. **Timber Garden Shed**.

Beyond a further enclosed area with semi-circular patio and gravelled area incorporating a bin storage and oil tank.

Garage and Studio/Office

Approached from the house a pergola with incorporating a fine wisteria leads across a stone patio to **Double Garage** with electric door and incorporating a workshop area with single stainless steel sink unit and drainer with cupboards under. **Cloak/Boiler Room** with w.c., wash hand basin, Viessmann LPG gas-fired boiler for central heating for the studio/office.

Door and stairs rise up to the **Studio/Office** with LPG gas fired heating, uPVC double glazing, two Velux windows. Door to **Shower Room** with shower cubicle, w.c., wash hand basin, heated towel rail, ceramic tiled floor, Velux window.

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. Worcester boiler for central heating and hot water. LPG gas boiler for central heating to the studio/office.

Energy Performance Certificate

Current: 44 (E) Potential: 79 (C)

Directions

From Shipston on Stour take the B4035 for Banbury. On entering Upper Brailes, continue past the left hand turn for Tysoe. Westview Cottage is situated on the left after a further 300yds and about 75yds before The Gate Inn.

From Banbury take the B4035 for Shipston on Stour. Proceed through the village of Broughton, Tadmarton and Swalcliffe into Lower Brailes. Proceed into Upper Brailes and continue past The Gate Inn. Westview Cottage is situated on the right after a further 75yds.

What3words ///Memory.Durations.Candidate

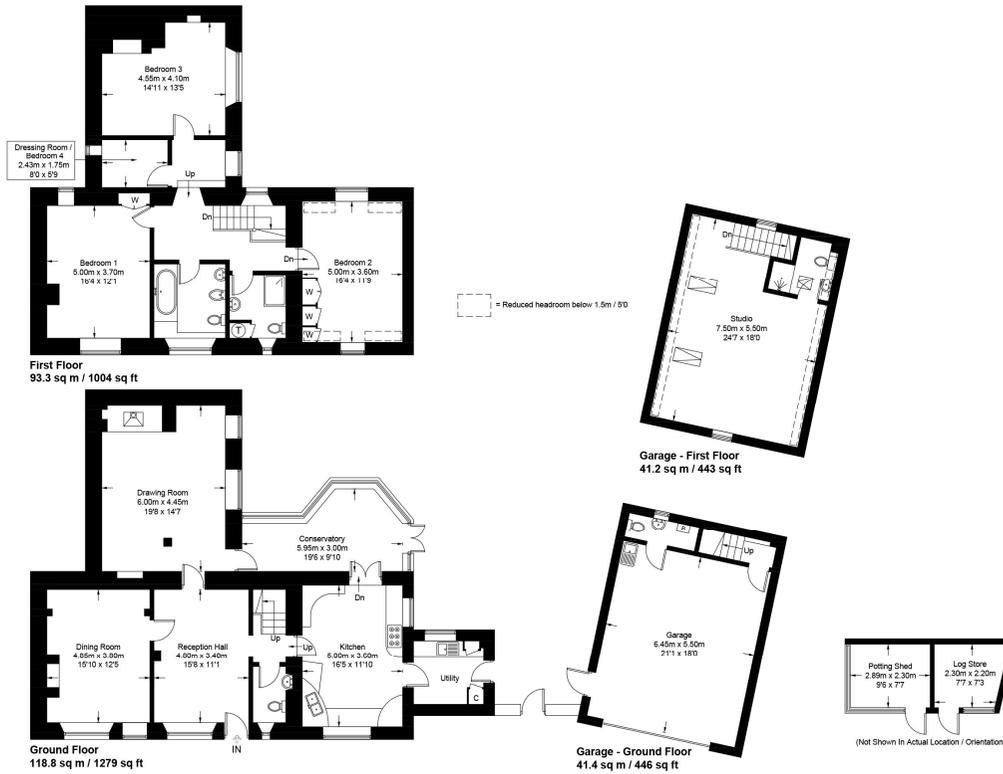
Postcode OX15 5AX

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 (taken in 2025) 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/S3233/F005/25.02.2026

FLOOR PLANS



Approximate Gross Internal Area = 212.1 sq m / 2283 sq ft
 Garage = 82.6 sq m / 889 sq ft
 Outbuilding = 12.7 sq m / 137 sq ft
 Total = 307.4 sq m / 3309 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1199359)



T: 01608 663788

10 Market Place, Shipston on Stour,
 Warwickshire CV36 4AG
 shipston@seccombesea.co.uk

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