

Peter Clarke



8 Rectory Lane, Lower Brailes, Banbury, OX15 5HY

- Two Bedroom Barn Conversion Located in a Small Courtyard
- Feature Beams Throughout
- Sitting Room with Open Fire & Opening into Conservatory
- Kitchen/Dining Room
- Shower Room
- Good Sized Rear Garden
- Garage, Store & Driveway Providing Off Road Parking



£395,000

In a tucked away position on a no through road is this two double bedroom barn conversion with driveway, garage and good size gardens. The accommodation is all arranged over a single storey providing a future proofed home in a delightful village setting.

#### ACCOMMODATION

The entrance hall has a shelved airing cupboard with hot water tank and door leading into the sitting room. The sitting room has a brick fireplace with open fire and opening into the kitchen/dining room. The kitchen has a range of base, wall and drawer units with work surfaces over, stainless steel sink and drainer, electric cooker, fridge and space for a washing machine. The conservatory is of stone and glazed construction with double doors leading to the rear garden. There are two double bedrooms, one having a built in wardrobe. The shower room completes the accommodation. The front of the property is approached via a driveway encircling a lawned area with trees. There is off road parking leading to the garage which has an up and over door. The garage has an additional raised storage area with work bench and door leading to the rear garden. The garden has a patio, gravel area and steps to the lawn which has a fenced boundary and garden shed. There are views across the fields towards Winderton.

#### GENERAL INFORMATION

**TENURE** The property is understood to be freehold . This should be checked by your solicitor before exchange of contracts.

**SERVICES** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Electric storage heating.

**RIGHTS OF WAY** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

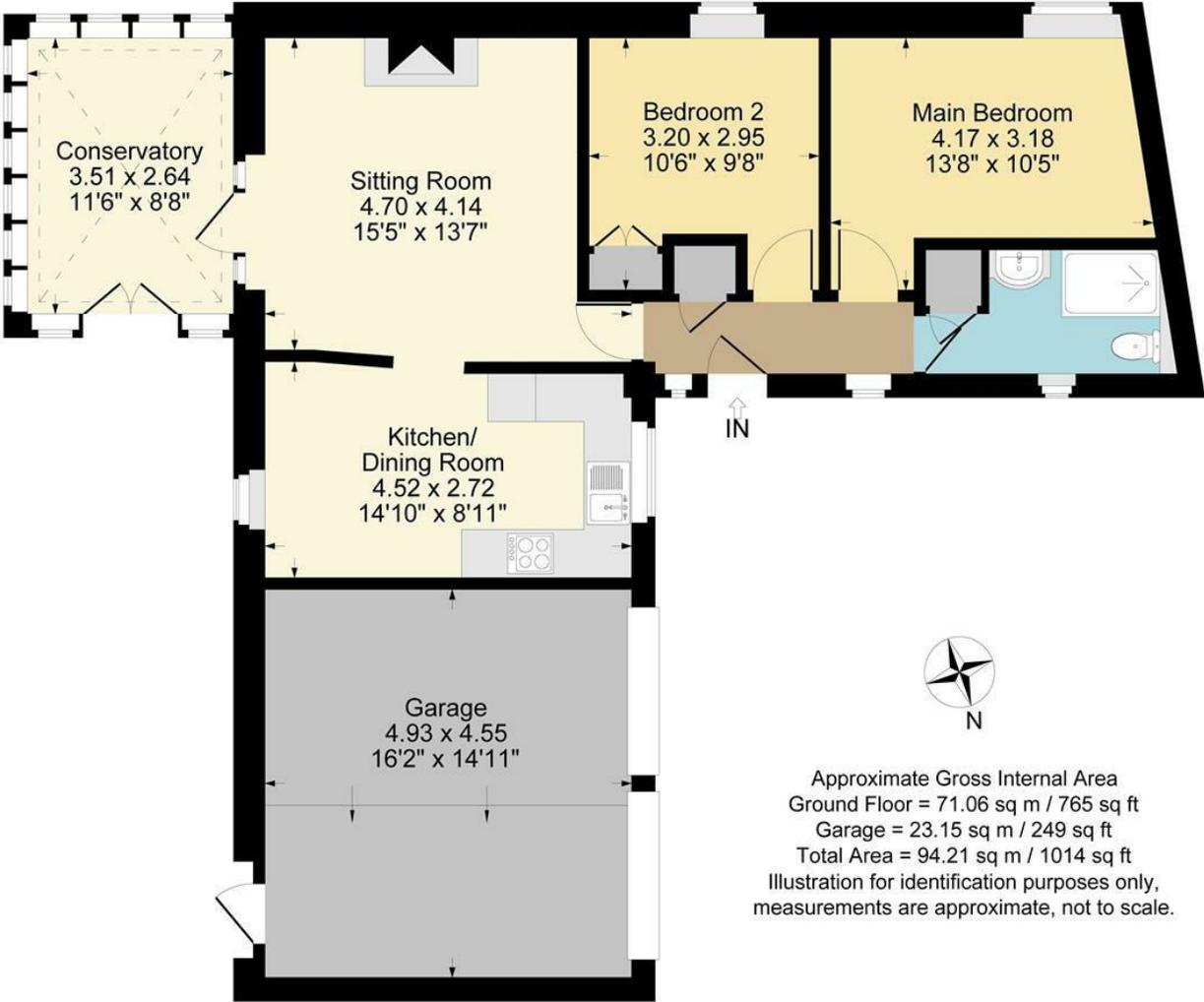
**COUNCIL TAX:** Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** E. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.



8 Rectory Lane, Lower Brailes



Ground Floor



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