



Henbrook Lane, Upper Brailes

Guide Price **£1,250,000**



Henbrook Lane

Upper Brailes, Banbury

A charming Grade II listed, four-bedroom stone house, dating back to 1590, located on a quiet lane and set in over half an acre of beautiful gardens and grounds. Every window offers views over the surrounding countryside, with access to Brailes Hill across the lane from the driveway.

Originally believed to have been three cottages, the property retains many original period features, having been sympathetically updated to provide spacious accommodation over three floors, effectively blending old and new for family living.

The entrance porch leads to a large dining room boasting beams and an inglenook fireplace. There is a door that opens to the garden and a large bay window with window seats overlooking the grounds. The generously sized sitting room is filled with natural light from windows on three sides and features an inglenook with a wood-burning stove.

The modern and bright kitchen offers generous storage with quartz worktops extending to a breakfast bar. It is equipped with an electric cooker and hob, along with an oil-fired range that also heats the hot water. A door leads from the kitchen to a rear porch/boot room, which provides access to an outside laundry/utility room.

Before heading upstairs, there is a downstairs cloakroom and a WC. On the first floor, the main bedroom is bright and airy, featuring windows on three sides that present views of the gardens and the countryside beyond. This room includes built-in wardrobes, a freestanding bath, and a separate WC. The other double bedroom on this floor is uniquely shaped, adding character and charm. The family bathroom, located on the landing, includes a separate bath and shower.





The top floor features two spacious bedrooms on either side of a large landing, which would be ideal as a study or a teenage snug/games room.

Outside, there is a single garage currently utilised as a gym space, with additional storage above. The private gardens and grounds extend to 0.58 acres and are beautifully maintained, featuring mature borders and trees. A large patio frames the house, providing ample space for outdoor dining and entertaining. This stunning, secure garden is perfect for families, pets, or anyone seeking privacy.

The vendors have had the thatch looked at, and inform us that the ridge on the main house is in good condition for approximately another ten years. After that, the main thatch will need to be addressed within the following five to ten years. The garage ridge was replaced in 2019 and is expected to last for more than five additional years.

If you are searching for a characterful home with a modern twist, set in a peaceful location with beautiful gardens and stunning views, this property is a must-see. With access to countryside walks from the doorstep, and the village offering a real sense of community, this property must be viewed to be appreciated.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency

EPC Environmental Impact Rating: E

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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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Brailles 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.



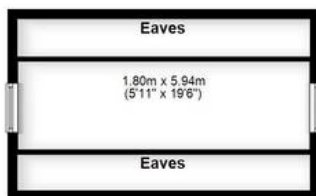
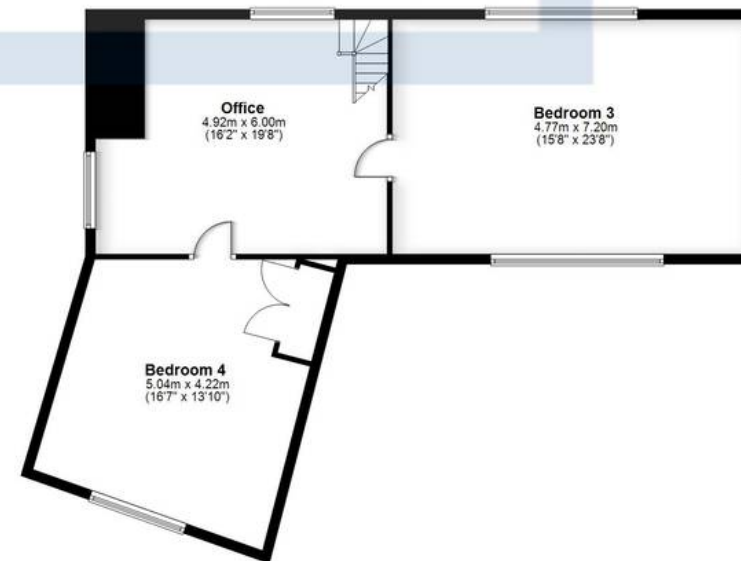
Ground Floor
Approx. 130.9 sq. metres (1408.9 sq. feet)



First Floor
Approx. 110.9 sq. metres (1193.3 sq. feet)



Second Floor
Approx. 89.4 sq. metres (962.0 sq. feet)



Total area: approx. 331.1 sq. metres (3564.2 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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Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.