



CROSS WINDS, UPPER BRAILES, NR BANBURY

SECCOMBES

ESTATE AGENTS

**CROSS WINDS
UPPER BRAILES
NR BANBURY
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).

SPACIOUS DETACHED THREE BEDROOM BUNGALOW OFFERING POTENTIAL WITH FAR-REACHING VIEWS OUT OVER THE VILLAGE TO CASTLE HILL AND MINE HILL, IN NEED OF MODERNISATION

Spacious Entrance Hall, Living Room, Dining Kitchen, Back Hall with Utility/Boiler Room and Cloakroom Off, Three Bedrooms, Shower Room. Oil-Fired Heating. Single Garage. Parking. Attractive Gardens. In all about 0.21 Acres

**Viewing: Secombes Estate Agents, Shipston on Stour
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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. Upper Brailes offers a good variety of local amenities including a butcher, newsagent and bakery. There is also the 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. From

Banbury there is a train service to London (Marylebone) in just under an hour.

Cross Winds is a spacious detached three bedroom bungalow offering potential situated in an elevated position in the popular village of Upper Brailes with far-reaching views out over the village to Castle Hill and Mine Hill. It is considered the property, which has spacious and well-proportioned accommodation, would benefit from updating and modernisation.

in addition, it is understood the new heating central heating system including new oil-fired boiler was installed at the end of 2024.

It is also understood there are pine-boarded floors in all the principal rooms.



Outside to the back the attractive gardens are principally lawned and adjoin a small coppice. In addition, there is a single garage situated under the house with a gravelled driveway offering off road parking. The accommodation briefly comprises:

Spacious **Entrance Hall** with parquet floor with glazed double doors to the **Living Room** with open fireplace with marble surround, mantel shelf and hearth, far-reaching views to Castle Hill and Mine Hill.

Dining Kitchen with single stainless steel sink unit and drainer with fitted cupboards under, fitted base units with work surfaces over, built-in larder cupboards and display cabinet.

Back Hall with **Utility Boiler Room**. **Cloakroom** with w.c. and wash hand basin.

Inner Hallway with shelved airing covered with radiator.

Bedroom One with built in double wardrobe, far-reaching views to Castle Hill and Mine Hill.

Bedroom Two overlooking the back garden.

Shower Room with walk-in shower unit with Tristan TPT electric shower, w.c, wash hand basin.

Bedroom Three far-reaching views to Castle Hill and Mine Hill.

To the front a gravelled driveway offering off-road parking leads up to **Single Garage** with power and light connected.

From the gravel driveway steps lead up to Cross Winds with lawned areas to either side.

Pathway leads around the property with steps up to the **Back Garden** which is principally lawned with flower and shrub borders, timber **Garden Shed** and raised paved **Patio Area**. Beyond the **garden** adjoins a small coppice.

GENERAL INFORMATION

Tenure

Freehold with no onward chain.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band F

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. oil-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 43(E) Potential: 67(D)

Directions

From Shipston on Stour take the B4035 for Brailes and Banbury. After about 3.5 miles, on entering Upper Brailes continue through the village. After passing the allotments on the left, and after about a further 50 yards, Crosswinds is situated on the right.

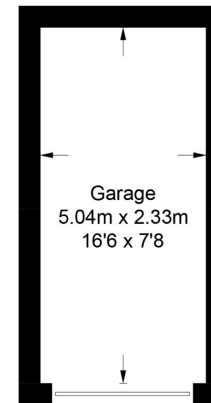
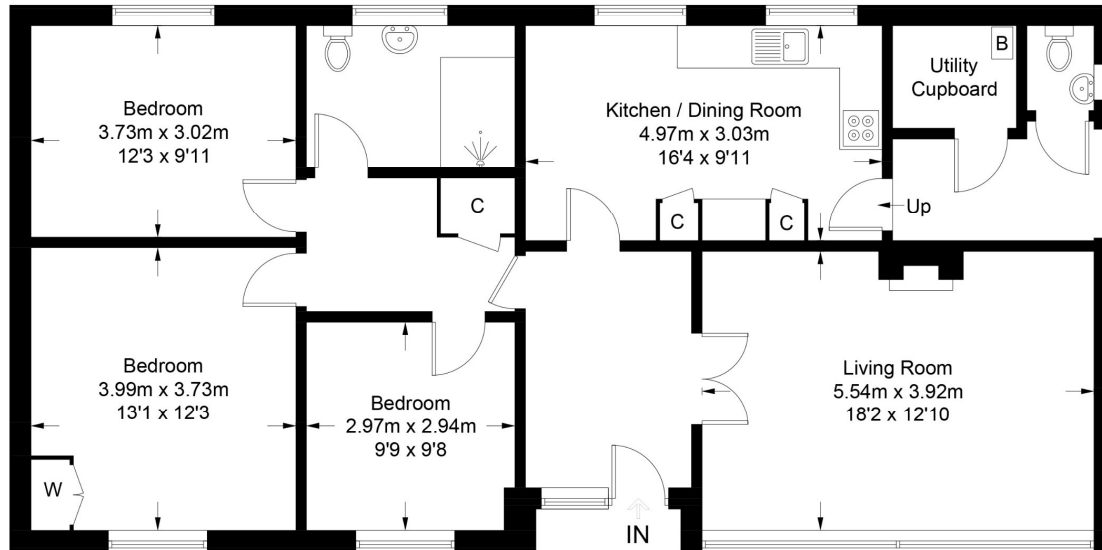
Postcode OX15 5AX

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 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/S3284/F005/05.06.2026

FLOOR PLANS



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 106.3 sq m / 1144 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 118.2 sq m / 1272 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1303336)



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