



High Gorse, Fant Hill, Upper Brailes

Guide Price **£290,000**



High Gorse Fant Hill

Upper Brailes, Banbury

An opportunity to modernise this charming 3-bedroom detached cottage, which was once a village shop.

A gate leads to the entrance located on the side of the cottage. Upon entering, you'll find a storage cupboard and a WC before stepping into the large, bright sitting/dining room, featuring large windows at one end. The kitchen breakfast room is situated at the rear, overlooking the garden with patio doors. Additionally, there is a useful back room off the kitchen that would make a perfect utility/boot room.

Stairs from the sitting room lead to the first floor, where the main bedroom has ample built-in storage and an archway leading to an en-suite shower room. There is also a further double bedroom and a small single bedroom, with the main bathroom accessible from the landing.

Outside, the rear garden is primarily laid to patio, providing a private space to relax. There is access to both sides of the cottage, making the oil tank easily reachable. To the front, there is a covered parking area suitable for a small car.





This unique cottage offers great potential for updating and creating your own style.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

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.



DISCLAIMER

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

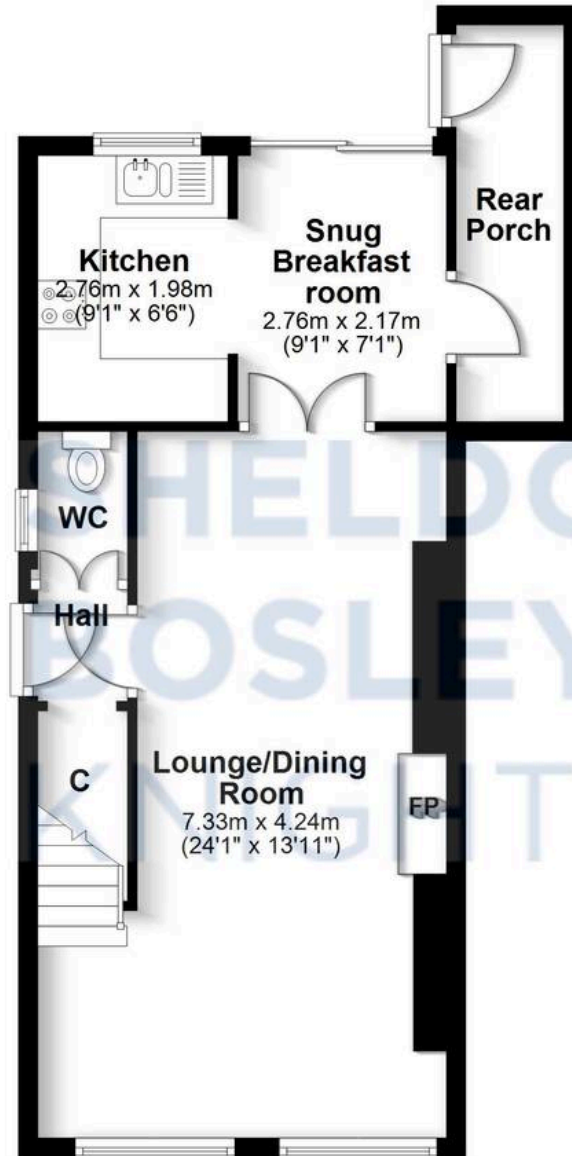
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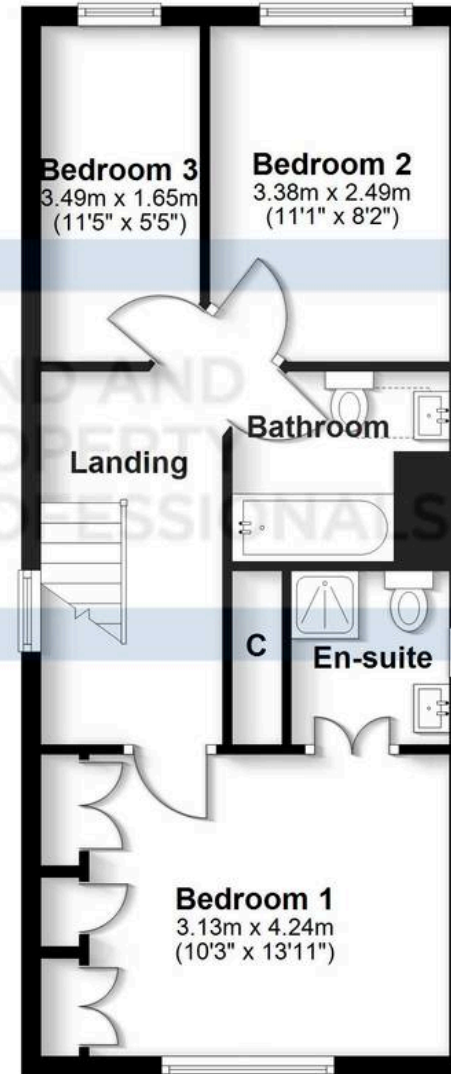
Ground Floor

Approx. 48.1 sq. metres (517.8 sq. feet)



First Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



Total area: approx. 93.4 sq. metres (1005.9 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.



Sheldon Bosley Knight Shipston & Kington

Sheldon Bosley Knight Ltd, The Corner House Market Place - CV36 4AG

01608 661666

shipstonsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk/

