

Peter Clarke

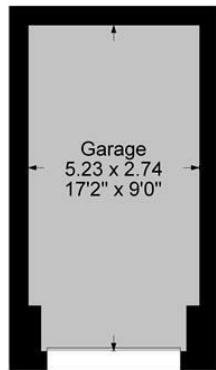
IN ASSOCIATION WITH

Winkworth

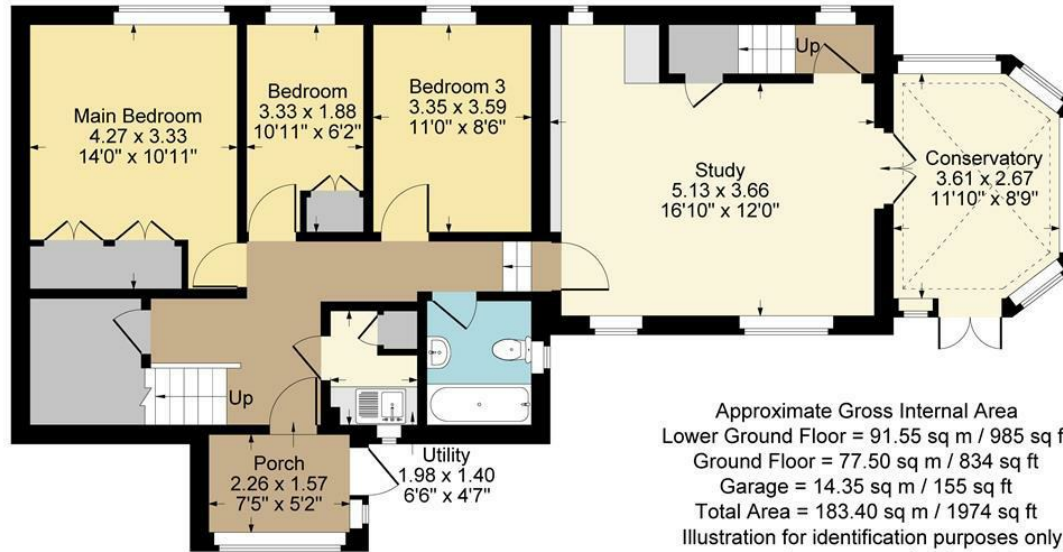


Coll Leys Edge, Upper Brailes, Banbury, OX15 5AY

Coll Leys Edge, Upper Brailes



Garage



Approximate Gross Internal Area  
 Lower Ground Floor = 91.55 sq m / 985 sq ft  
 Ground Floor = 77.50 sq m / 834 sq ft  
 Garage = 14.35 sq m / 155 sq ft  
 Total Area = 183.40 sq m / 1974 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

- Four bedrooms
- Two modern bathrooms
- First floor cloakroom
- Ground floor study
- Sitting/dining room with views
- Driveway and garage
- Landscaped tiered gardens
- Village location
- Local amenities and primary school
- No chain, move in ready



£550,000

Nestled in the ever popular village of Upper Brailes, this delightful house offers a perfect blend of comfort and stunning natural beauty. With breathtaking elevated views over the surrounding countryside, this property is a true gem for those seeking a peaceful retreat.

The first floor features a well-appointed sitting/dining room, a modern kitchen, a convenient cloakroom, and a comfortable bedroom with an adjoining shower room. On the ground floor, you will find a versatile study, a bright conservatory, a utility room, and three additional bedrooms.

Outside, the landscaped tiered garden offers a delightful space to unwind and enjoy. The property also benefits from driveway parking and a garage, ensuring convenience for residents and visitors alike.

Situated in a friendly village, this home is within easy reach of a primary school, independent shops, and a welcoming public house, making it an excellent choice for families and those who appreciate community living. With no onward chain, this property is ready for you to move in and make it your own.

#### ACCOMMODATION

A storm canopy porch opens into

#### ENTRANCE HALL

with fitted triple cloaks cupboard. Stairs down and upwards.

#### FIRST FLOOR LANDING

#### CLOAKROOM

wc and wash hand basin unit with low level cupboards, chrome heated towel rail, vinyl flooring.

#### KITCHEN

with window to front, range of wall and base units with work top over incorporating double sink and four ring electric hob with extractor fan hood over, integrated oven and microwave oven, space for fridge freezer and dishwasher, vinyl flooring.

#### SITTING/DINING ROOM

dual aspect, with delightful far reaching views, door to rear landing.

#### REAR LANDING

with window to rear.

#### BEDROOM

a double room with dual aspect, fitted triple wardrobe.

#### SHOWER ROOM

with opaque window to front, shower cubicle with electric shower over, pedestal wash hand basin, wc, chrome heated towel rail, vinyl flooring.

Steps lead from the rear landing down to

#### STUDY

with windows to front and rear, fitted bookshelves and under stairs storage cupboard. Alcove with space for desk. Doors to hallway and conservatory.







### **CONSERVATORY**

upvc double glazed framework, double doors to garden, tiled flooring.

### **GROUND FLOOR HALLWAY**

with understairs storage cupboard.

### **UTILITY ROOM**

opaque window to front, work top incorporating stainless steel sink and drainer, space for washing machine, shelving, airing cupboard housing immersion water tank, vinyl flooring.

### **BEDROOM**

a double room with window to rear, two sets of fitted double wardrobes.

### **BEDROOM**

a double room with window to rear.

### **BEDROOM**

with window to rear, fitted double wardrobe.

### **BATHROOM**

opaque window to side, bath with shower over, pedestal wash hand basin, wc, heated towel rail, tiled walls and floor.

### **PORCH**

with window to front and door to garden, shelving, power and light.

### **OUTSIDE**

To the front is a stone chipping driveway owned by this property and shared with three other neighbours with parking for several vehicles. Steps down to garden and a separate gate beside the house leading to the rear of the garage and property. The pathway leads round to a tiered garden with a mix of stone chipping walkways, pathways, raised sleeper beds, paved patios and pathways, planted beds, mature shrubs, trees, greenhouse. Outside lights and cold water tap.

### **GARAGE**

with up and over door, internal power and light, shelving.

### **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 electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired central 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 and is understood to lie in Band F.

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

**VIEWING:** By Prior Appointment with the selling agent.

**DISCLAIMER:** HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices  
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB  
Tel: 01608 260026 | [shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



Peter Clarke

AN ASSOCIATE COMPANY OF

Winkworth