



Peter Clarke

2 Orchard Close, Lower Brailes, Banbury, OX15 5AH

£395,000

A well presented three bedroom link detached property in the sought after village of Lower Brailes. The current owners have converted the garage to make a 'boot room' and utility room and also purchased an extra piece of land to extend the garden which has been landscaped to create an attractive outside space.



LOWER 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. The adjoining villages of Upper and Lower Brailes offer a good variety of local amenities including a butcher, general store, newsagent and bakery. In addition there are two public houses, a Church of England primary school and a garage, together with a fine 13th century Parish Church and a Roman Catholic Chapel. Local secondary schools are at Shipston on Stour and Kineton, with grammar schools at Stratford upon Avon and Alcester. Junctions 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 service to London (Marylebone) in just under an hour.

ACCOMMODATION

ENTRANCE HALL Having stairs leading to first floor.

CLOAKROOM Having window to front elevation, wc and wash hand basin.

SITTING ROOM Having window to front elevation. Feature fireplace and double doors leading to the

DINING ROOM Having double doors leading to the rear garden.

KITCHEN Having window to rear elevation. A range of base, wall and drawer units with work surfaces over. Composite sink and drainer with mixer tap. Integrated appliances to include double oven, microwave, induction hob with extractor above, dishwasher and fridge.

BOOT ROOM Having built in cupboards providing ample storage. Double doors to the driveway.

UTILITY ROOM Having door leading to the rear garden. A range of storage cupboards with work surfaces over, stainless steel sink and drainer. Space and plumbing for appliances. Oil fired central heating boiler.

FIRST FLOOR LANDING Having airing cupboard housing hot water tank. Access to roof space.

BEDROOM Having window to front elevation and storage cupboard. Currently used as a study/craft room.

BEDROOM Having window to front elevation.

BEDROOM Having window to rear elevation.

BATHROOM Having window to rear elevation. Bath with shower over and glazed screen, wc and wash hand basin.

OUTSIDE To the front of the property there is a driveway providing off road parking. To the rear of the property there is a landscaped rear garden with space for a shed and greenhouse. A patio area, lawn and pathway leading to a bridge which takes you to the extended garden. Oil tank is concealed behind decorative fencing.



GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. 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 information should be checked by your solicitor before exchange of contracts. Oil fired 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 D**

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

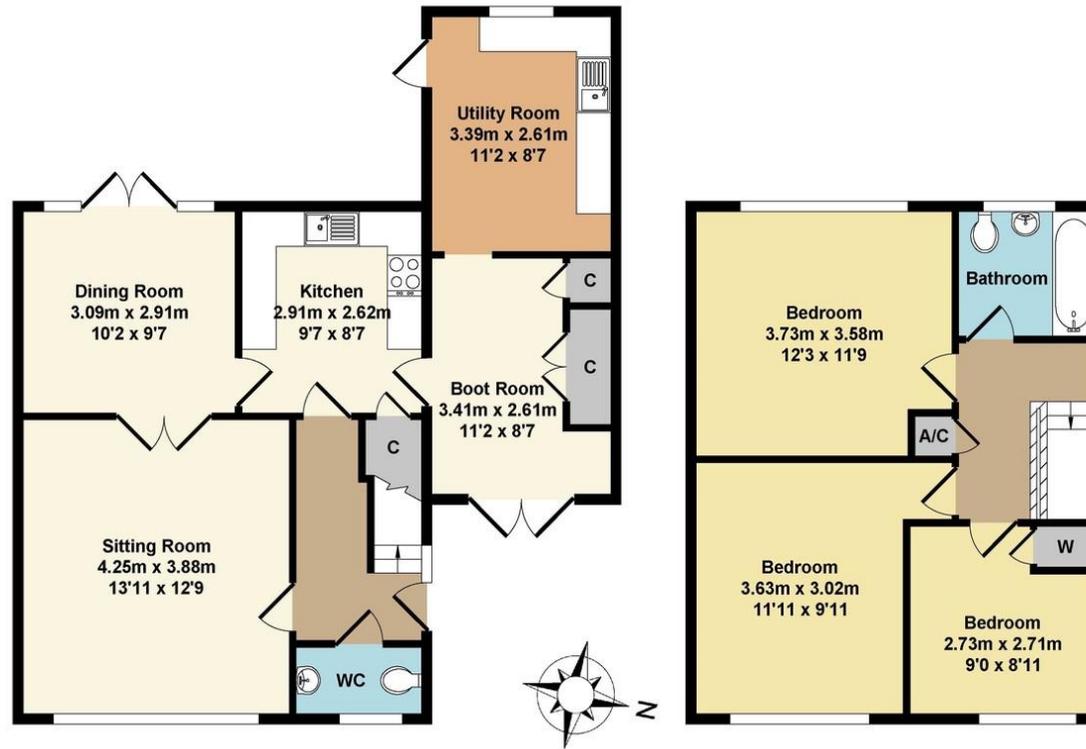
DIRECTIONS: From Shipston On Stour take the B4035 towards Banbury. As you go through Lower Brailes the turning for Orchard Close can be found on the right hand side. The property can be found on the right hand side.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



Orchard Close, Lower Brailes, OX15 5AH
 Total Approx. Floor Area 103.0 Sq.M. (1108 Sq.Ft.)



Ground Floor
 Approx. Floor
 Area 60.80 Sq.M.
 (654 Sq.Ft.)

First Floor
 Approx. Floor
 Area 42.20 Sq.M.
 (454 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) 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.



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