



THE OLD BYRE, LOWER BRAILES

SECCOMBES

ESTATE AGENTS

**THE OLD BYRE
RECTORY LANE
LOWER BRAILES
NR BANBURY
OX15 5HY**

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 motorway) and Leamington Spa.

WELL LOCATED IN AN ATTRACTIVE AND QUIET COURTYARD SETTING, A TWO DOUBLE BEDROOM BARN CONVERSION BUNGALOW WITH LANDSCAPED COURTYARD GARDEN, SINGLE GARAGE AND OFF ROAD PARKING.

Entrance Hall, Dining/Conservatory, Galley Kitchen, Two Double Bedrooms, Shower Room, part uPVC Double Glazing, Electric Heating. Enclosed South Facing Landscaped Courtyard Garden, Single Garage, Off Road Parking

**Viewing Seccombes Estate Agents, Shipston on Stour:
T:01608 663788 E: shipston@seccombesea.co.uk
www.seccombesestateagents.co.uk**



Lower Brailes is situated in South Warwickshire, close to the North Oxfordshire border. Although in Warwickshire, the postal address for the village of Lower Brailes is Near Banbury, Oxfordshire.

Within Lower Brailes there are a variety of shops and stores including a butcher, bakery and newsagents. In addition, there is The George Inn, a primary school, a garage and a 13th Century Church, together with a Roman Catholic Chapel.

The local nearby town of Shipston on Stour has a more comprehensive range of facilities, with the larger local centres of Banbury, Stratford upon Avon, Warwick, Leamington Spa and Oxford being accessible

The Old Byre is a well appointed, terraced, two double bedroom stone barn conversion bungalow quietly located in an attractive courtyard setting in the sought after village of Lower Brailes.

The property was converted from a former stone cattle byre with a dining/conservatory overlooking the enclosed landscaped courtyard garden.

The accommodation is well presented and well proportioned benefits from double glazing (part uPVC) and electric heating.

Outside to the back is the enclosed courtyard garden beyond which is a single garage with car parking space in front. There is an additional parking space to the front. The accommodation briefly comprises:



Entrance Hall with exposed beams, single wardrobe and airing cupboard shelved with insulated copper hot water cylinder and electric immersion heater. Glazed door leads through to the

Sitting Room with open fireplace with brick surround, quarry tiled mantle piece and hearth, fine exposed beams, doorway leads through to

Dining/Conservatory with part exposed stone walling, double French doors leading out onto the attractive landscaped garden.

Kitchen with single stainless steel sink unit and drainer, fitted cupboards under, base units with work surfaces over, fitted wall units built in four ring electric hob with extractor hood above, built in double electric oven, integral fridge freezer, plumbing for washing machine and dishwasher.

Bedroom One with exposed beams and overlooking the courtyard garden.

Bedroom Two with fine exposed beams overlooking the courtyard garden.

Shower Room well appointed with walk in shower unit, w.c., wash hand basin, exposed beam, heated towel rail.



Outside to the front the **Courtyard** has a central lawned area with circular communal gravelled driveway situated off which is The Old Byre.

Immediately to the front of the property is a gravelled Car Parking area.

Situated to the back and south facing is the enclosed 'L' shaped **Courtyard Garden** is about 39'0"/11.88m max wide x 24'0"/7.31m deep.

The attractively landscaped courtyard garden is approached from the dining/conservatory with a paved path with pergola over leading out to the **Car Parking Space** and **Single Garage** with power and light connected, side personnel door.

Situated beside the pathway is a paved **Patio** with low stone retaining wall beyond which is raised flower and shrub borders. Further paved and gravelled areas incorporate addition raised flower and shrub borders.

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

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



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. Electric heating.

Energy Performance Certificate

Current: 39(E) Potential: 74(C)

Directions

From the centre of Lower Brailes head east on the High Street (B4035) for Banbury having passed the Forge Garage on the left continue for a further 150 yards taking the first turning left to Rectory Lane, continue to the end of Rectory Lane turning right into the courtyard. The Old Byre is the third property on the right.

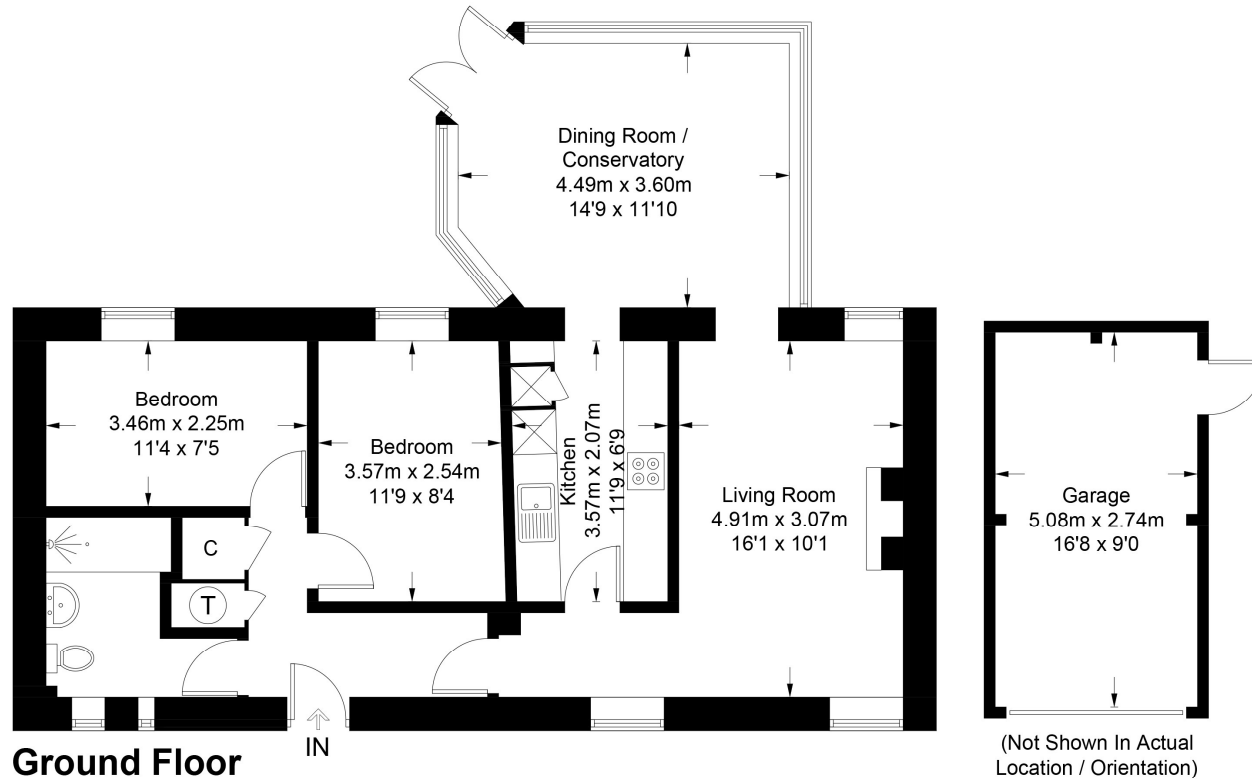
Postcode OX15 5HY

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/S3198/F005/02.09.2024

FLOOR PLANS



Approximate Gross Internal Area = 73.8 sq m / 794 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 87.8 sq m / 945 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1121226)



T: 01608 663788

10 Market Place, Shipston on Stour,
 Warwickshire CV36 4AG
 shipston@seccombesea.co.uk

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