



WHEELWRIGHTS, UPPER BRAILES

**SECCOMBES**  
ESTATE AGENTS



**WHEELWRIGHTS  
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.

**AN IMPOSING, SPACIOUS AND WELL-PRESENTED DETACHED FAMILY VILLAGE HOUSE IN A COURTYARD SETTING OFFERING POTENTIAL WITH A LARGE ENCLOSED GARDEN AND VIEWS OVER THE SURROUNDING COUNTRYSIDE.**

**IN ALL ABOUT 0.44 ACRES/0.18 ha**

Entrance Hall, Living Room, Sitting Room, Study, Kitchen, Dining Room, Garden Room, Utility Room, Landing, Four Double Bedrooms, Three Bathrooms (Two Ensuite) Studio, Attic Storeroom. Double Glazing. Air Heat Source Heating. Paved Courtyard. Double Garage with Storeroom/Gym over. Enclosed Large Garden with two timber sheds.

**Viewing through  
Secombes Estate Agents, Shipston on Stour  
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**Upper Brailes** is situated in South Warwickshire, close to the North Oxfordshire border. Although in Warwickshire, the postal address for the village is Upper Brailes, Nr Banbury, Oxfordshire. Within the adjoining villages of Upper and Lower Brailes there are a variety of shops and stores including a butcher, bakery, and newsagents.

In addition, there is The George Hotel, a primary school, a garage, a 13th century Church and Roman Catholic Chapel.

Situated just outside the village is an 18-hole golf course. The local town of Shipston on Stour has a more comprehensive range of facilities. In addition, there is a mainline station from Banbury to London (Marylebone) from 70 minutes

**Wheelwrights** is an imposing and well-presented detached family house in a courtyard setting.

The spacious and well-proportioned accommodation includes three principal reception rooms and a kitchen/breakfast room on the ground floor with four double bedrooms and three bathrooms (two ensuite) on the first floor.

The property offers scope to create two independent studios/annexes, one adjoining the master bedroom and one above the double garage, (subject to necessary planning consents).

Outside to the back is a large enclosed garden with views out over the surrounding countryside to Castle Hill. The property extends in all to about 0.44acres/0.18 ha. The accommodation briefly comprises:

Front door to **Entrance Hall** with flagstone floor. **Study. Cloakroom** with w.c., wash hand basin, tiled floor.





**Living Room** with open fire, stone and brick hearth, exposed ceiling timbers, pine-boarded floor. Glazed double doors to **Sitting Room** with fireplace incorporating wood-burning stove with brick surround, chimney breast and hearth, exposed ceiling beam and timbers, pine-boarded floor, double French doors to courtyard.

**Kitchen/Breakfast Room** with one and a half bowl and single drainer glazed china sink unit with fitted cupboards under, fitted base units with woodwork surfaces over, Zanussi double oven with Zanussi four-ring electric induction hob above, Zanussi extractor hood over, fitted wall units, central island breakfast bar with built-in cupboards, two-hob double oven solid fuel Rayburn, ceramic tiled floor.

Open to **Dining Room** with ceramic tiled floor. Glazed double doors lead through to the **Garden Room** with terracotta tiled floor and

double French doors to **Garden Patio**.

**Utility Room** with glazed china sink and single drainer with fitted cupboard under, plumbing for washing machine and dishwasher, space for upright fridge/freezer, fitted base and wall units.

**Landing** with exposed timbers door to **tank cupboard** with Tempest hot water cylinder, stairs up to **Attic Storage**.

**Bedroom One** with **Ensuite Bathroom** with bath, w.c., wash hand basin with fitted cupboards under and bathroom cabinet over. Adjoining bedroom one is a **Studio Room** with door to wooden tallet staircase down to courtyard and **Ensuite Shower Room** with shower base, w.c., and wash hand basin.





**Bedroom Two** with built in double wardrobes with mirrored doors, **Ensuite Shower Room** with shower cubicle, w.c., wash hand basin with cupboard under and mirrored bathroom cabinet above.

**Family Bathroom** with bath with shower screen and shower over, w.c., with wash hand basin with cupboards under, mirror and bathroom cabinet over.

**Two further Double Bedrooms** one with **Dressing Area**.

**Outer Lobby/Covered Walkway** leads through to the **Double Garage** with double doors front and back giving vehicular access to the garden, power and light connected. Stairs rise to **Store Room/Gym** with **Box Room** with plumbing connecting into mains drains, glazed double doors to **Balcony** overlooking the garden and surrounding countryside including Castle Hill. The first floor offers potential as an office/studio/annexe with bathroom/shower room off (subject to obtaining the necessary planning consents).

The brick pavier **Courtyard** is approached through an archway with the **Garden** being accessed either through the garage or via the covered walkway. Immediately adjoining the house is a brick pavier **Patio** beyond which the garden is principally lawned and enclosed by leylandii hedging. The gravelled driveway leads from the garage down to a post boarded fence store area with **Two Timber Sheds**

#### 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 G.

**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. Air heat-source heating.

#### Energy Performance Certificate

Current: 68 (D) Potential: 79 (C)







#### Directions

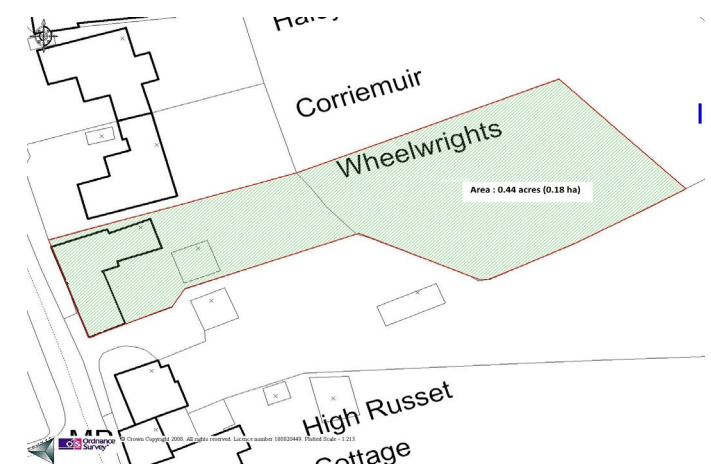
From Shipston on Stour take the B4035 for Brailes and Banbury. On entering the village of upper Brailes, continue past the left hand turn to Winderton. After about a further 200 yards, Wheelwrights is situated on the left.

#### Postcode OX15 5AX

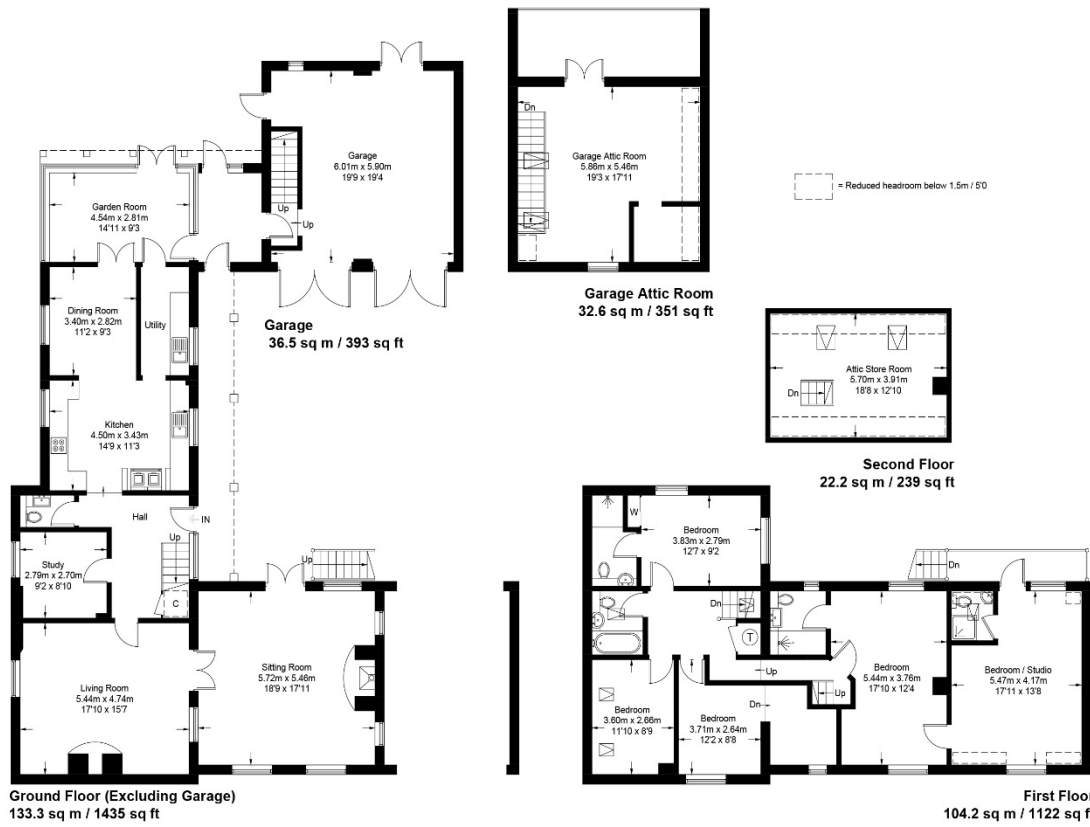
#### IMPORTANT NOTICE

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/S3166/F005/15.04.2024







Approximate Gross Internal Area = 259.7 sq m / 2796 sq ft  
 Garage = 69.1 sq m / 744 sq ft  
 Total = 328.8 sq m / 3540 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1066829)



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