



Wheelwrights

Upper Brailes | Banbury | Oxfordshire | OX15 5AX

HOLMANS
ESTATE AGENTS

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Banbury - 23 miles

Stratford-upon-Avon - 27 miles

Shipston-on Stour - 5 miles

Moreton-in-Marsh - 17 miles

A detached country retreat with a distinct cottage feel offering spacious and distinctive accommodation with half an acre of garden.

Two Reception Rooms | Kitchen | Dining Room | Utility | Garden Room | Four/Five Bedrooms | Two Ensuite Rooms | Garage | Garage Attic/Work Room |

EPC rating D68

Offers Over: £800,000



Positioned to enjoy fabulous views to the rear over its own half an acre of garden towards distant countryside and offering deceptively spacious and quite individual accommodation, this detached four/five bedroom country retreat has been converted from wheelwrights workshop twenty years ago and can only be fully appreciated by internal inspection.

Whilst offering over 3500 square feet of accommodation, the property has a distinctly cottage feel with many exposed beams and roof timbers and flagstone and tiled floors. There are two large reception rooms, one with a homely woodburning stove, a stylish fitted kitchen with a central island breakfast bar formed in part open-plan with the dining room. There is a separate utility room and a garden room taking full advantage of the morning sun.

At first floor level there are four double bedrooms, two with their own ensuite facilities and potential to make a fifth bedroom suite with its own external staircase.

One of the intriguing features of the property is its own drive through facility to the rear garden, ideal for those looking to house a boat or caravan.

More contemporary refinements include the addition of a state-of-the-art heat source pump feeding the radiator heating throughout the property which is also warmed by predominantly Upvc double glazed windows, many of which have fashionable louvred shutters.

One of the most stunning features of the property, however, is the almost half an acre of completely enclosed rear garden which can either be used as a paddock or further landscaped and has its own paved patio for alfresco dining.

The property is therefore perfect for those looking to exchange city living for a rustic rural retreat positioned in the centre of a traditional north Cotswold village only a few strides away from The George Hotel and a short drive from a local 18 hole golf course. There are a range of local shops and amenities in Lower Brailes and the south Warwickshire market town of Shipston-on-Stour is approximately four miles to the south. Rail links to London Paddington are around nine miles away in Moreton-in-Marsh.



General
Council tax band E

Directions
From our Moreton-in-Marsh office, turn right and continue north along the A429 Fosseyway for approximately five miles and at the first set of traffic lights, turn left for Shipston-on-Stour. Continue in to the town, passing The Square on the left hand side, after which turn right and immediately left towards Brailes. When entering Upper Brailes continue past Castle Hill on the left and this property is then positioned a short way along on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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