



3 CHURCH TERRACE, FRIARS LANE, LOWER BRAILES

SECCOMBES

ESTATE AGENTS

**3 CHURCH TERRACE
FRIARS LANE
LOWER BRAILES
BANBURY
OXON
OX15 5HU**

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.

A CHARMING, SPACIOUS AND WELL PRESENTED THREE BEDROOM PERIOD VILLAGE COTTAGE WITH AN ATTRACTIVE WALLED GARDEN, STUDIO/OFFICE AND OFF-ROAD PARKING

Dining/Kitchen, Sitting Room, Landing, Three Bedrooms, Family Bathroom, Double-Glazing, Oil-Fired Heating, Detached Stone Studio/Office, Two Off Road Parking Spaces, Attractive Walled Landscaped Garden.

Viewing through Seccombes Estate Agents, Shipston on Stour
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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.

3 Church Terrace is a charming well-presented end terrace period cottage well located in the village offering a spacious and well-proportioned accommodation. Features within the cottage include many exposed beams and timbers together

with exposed oak flooring, exposed stone walling and a wood burning stove. In addition, the two-hob double oven oil fired Rayburn provides the central heating and hot water.

Recently the former detached stone garage has been converted into a studio/office together with the walled garden having been attractively landscaped. At the same time the hot water system and heating has been overhauled with the fitted white goods in the kitchen have recently been updated.

The property is constructed of brick front elevation and stone back elevation adjoining the church yard. The accommodation briefly comprises:



Dining/Kitchen double aspect with glazed China sink with built in units cupboard under, fitted base units with wooden work surface over, built in washing machine, dishwasher and freezer, New World built in electric oven with a New World four ring ceramic hob over, oil fired two hob double oven Rayburn with back boiler for central heating and hot water, space for upright fridge, exposed ceiling beams and timbers, exposed boarded floor.

Sitting Room double aspect with open fireplace incorporating wood burning stove with exposed chimney breast with raised flagstone hearth, exposed ceiling beams and timbers, oak boarded floor, exposed stone walling, built in double cupboard with display/book shelving to either side, three wall light points.

Stairs rise to **Landing** with exposed beam, loft ladder access to part boarded roof space.

Bedroom One with full range of built in wardrobes including tank cupboard with insulated hot water cylinder.

Bedroom Two with built in double wardrobe.

Bedroom Three overlooking the church yard with built in double pine fronted store cupboard.

Family Bathroom part tiled with bath, shower and shower screen over, wc, wash hand basin with mirrored bathroom cabinet over and cupboard under, heated towel rail.

Studio/Office and Carparking Set back from a Friars Lane a detached **Stone Studio/Office** which has recently been converted from a former garage, is about 15ft 9ins/4.80m x 7ft 10ins/2.39m internally with power and light connected. Situated at the front are two off road brick paviour car parking spaces.

The Garden which is walled, has recently been attractively landscaped and situated to the front of 3 Church Terrace, extends to about 47ft/14.32m x 26ft/7.92m. Immediately adjoining the cottage is a paved patio with well stocked flower and shrub borders. Central step path leads down the garden to Friars Lane with gravelled patio areas to either the side and a small lawned area. Oil tank. Timber garden shed.

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 water, electricity and drainage are connected to the property. Oil-fired heating and hot water.

Energy Performance Certificate

Current: TBA Potential: TBA

Directions

From Shipston-on-Stour take the B4035 for Banbury. Proceed through Upper Brailes into Lower Brailes. On entering Lower Brailes continue past the primary school, over the bridge at the bottom of the hill and past The George Inn. After about a further 100 yards take the first left hand turn, just before the garage into Friars Lane. 3 Church Terrace is situated on the left after about 75 yards.

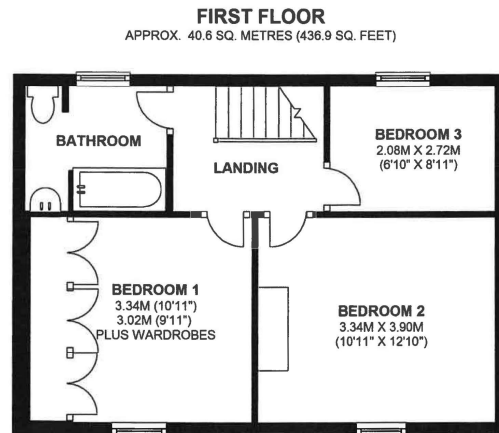
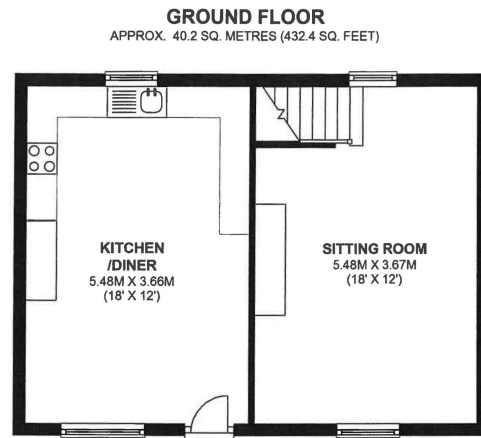
Postcode OX15 5HU

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/S3109/F005/25.03.2023

FLOOR PLANS



COTTAGE APPROX 869.30/ SQFT/80.80 SQM
STUDIO/OFFICE APPROX 123.32 SQFT/11.46 SQM
TOTAL GIA APPROX 992.62 SQFT/ 92.26 SQM

Not to scale, for identification purposes only. Measurements are intended as a guideline and should not be relied upon. Prospective purchasers should commission their own inspections or obtain verification from their solicitor or surveyor prior to exchange of contracts. Plan produced using The Mobile Agent.



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