



21 ORCHARD CLOSE, LOWER BRAILES, OXFORDSHIRE

SECCOMBES

ESTATE AGENTS

**21 ORCHARD CLOSE
LOWER BRAILES
NR BANBURY
OX15 5AH**

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)

A WELL PRESENTED SPACIOUS TWO BEDROOM DETACHED BUNGALOW ON AN EXPANSIVE CORNER PLOT WITH ATTRACTIVE ENCLOSED LANDSCAPED GARDEN AND SINGLE GARAGE.

Entrance Hall, Dining/Kitchen, Living Room, Two Double Bedrooms, Ensuite Shower Room, Bathroom. uPVC Double Glazing. Oil-Fired Heating. Enclosed Landscaped Garden. Large Single Garage. Off Road Parking.

Viewing through:

Seccombes Estate Agents, Shipston on Stour

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- **Lower Brailes** is a popular south Warwickshire village situated close to the North Oxfordshire border. Although in Warwickshire, the postal address for the village of Lower Brailes is Nr Banbury, Oxfordshire.
 - Within Lower Brailes there are a variety of shops and stores including a butcher, bakery and newsagents, together with a hairdresser. In addition, there is The George Inn in Lower Brailes, together with a primary school, garage, a fine 13th century Church, and Roman Catholic Chapel.
 - The local nearby town of Shipston on Stour has a more comprehensive range of facilities with the larger centres of Banbury, Stratford upon Avon, Oxford together with Warwick and Leamington Spa being easily accessible.
 - Warwick respectively; there is a main line railway station at Banbury with services to London (Marylebone) in just under an hour.
 - **21 Orchard Close** is an attractive well presented, two double bedroom detached bungalow situated in a quiet location.
- The bungalow is spacious, well-proportioned, light and airy. benefitting from uPVC double glazing and oil-fired heating. The kitchen has been extended to incorporate a dining area and overlooks the attractive enclosed landscaped garden. To the side of the property, the drive leads to a large single garage. To the front is a large open plan garden.



- **Entrance Hall** ceramic flooring, built in cloaks cupboard, access to part-boarded loft.
- **Living Room** with attractive feature fireplace incorporating an electric fire.
- **Dining/Kitchen** part-tiled with one and a half bowl stainless steel sink and drainer, fitted base units with surface over, built-in four ring induction hob with extractor hood over, built-in Neff electric oven, fitted wall units, plumbing for a washing machine, grant boiler, double French doors to garden.
- **Bedroom One** with built in double wardrobes, ensuite shower room with wash hand basin set into vanity unit and w.c.
- **Bathroom** with panelled bath with shower over and shower screen, wash hand basin with dual taps set into vanity unit, w.c. ceramic tiled flooring.
- **Bedroom Two** with built-in triple wardrobes, cupboard and book shelving.
- Situated to the side of the property is a large **Single Garage** with power and light connected, side personnel door to the back garden. To the front is a **Driveway** with car port, **Off Road Parking** for four cars.

- Outside to the front 21 Orchard Close is situated on a generous corner plot with a large open plan **front garden** principally lawned with mature shrubs and trees adjoining a small brook.
- The **Back Garden** is an attractive and enclosed landscaped garden. The garden is principally lawned with flower borders, mature shrubs and trees, raised vegetable beds, **timber garden shed**, immediately adjoined to the property is a patio.

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 D.
- **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. Oil-fired Grant combi-boiler for central heating and hot water.

- **Energy Performance Certificate**
Current: D (62) Potential: B (82)

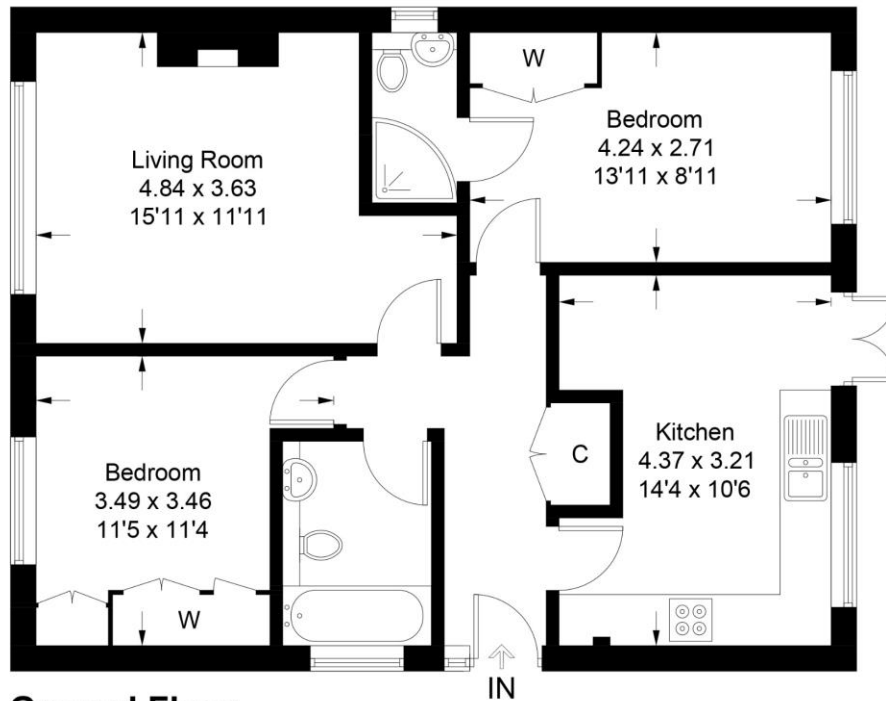
- **Directions** **Postcode OX15 5AH**
From Shipston-on-Stour take the B4035 for Banbury. Proceed through Upper Brailes into Lower Brailes. On entering Lower Brailes continue past the primary school and the right-hand turn to Sutton under Brailes and Stourton. At the bottom of the hill just before the road bends round to the left, turn right into Jeffs Close and then take the next left into Orchard Close. 21 Orchard Close is the first bungalow on the left-hand side.

IMPORTANT NOTICE

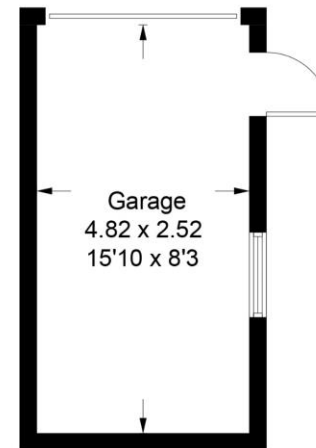
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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/S3187/F005/01.07.2024

FLOOR PLANS



Ground Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 67.6 sq m / 728 sq ft
 Garage = 12 sq m / 129 sq ft
 Total = 79.6 sq m / 857 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1097481)



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