



Lower Brailles

£1,095 Per Month - Available Now

HAMPTONS
INTERNATIONAL

Beyond your expectations

Formerly an old bakery and complete with some original ovens, this character 3 bedroom cottage is tucked away just off the high street and with a low maintenance garden Ideal for the busy professional.

2 double bedrooms | 1 large single bed/study | Living room | Feature Fireplace | Kitchen/Breakfast | Garden | Garage | 2 bathrooms | Practical Home.

Description

A practical 3 bedroom cottage with 2 double bedrooms and a large single bedroom/study, located in Brailes would make an ideal base for two busy professional who wish to share as there is the added convenience of 2 bathrooms and parking for two vehicles on an access way with a garage too. The cottage is built on a corner plot and tucked away just off the high street. With a low maintenance garden this is a practical home for those who may be away on business and need something that they can lock up and leave for trips away. Managed by Hamptons.

Situation

Lower Brailes is located to the west of Banbury towards the Cotswolds. The village, along with the adjoining village of Upper Brailes, is situated

between the market towns of Banbury and Shipston-on-Stour. The centre of the village is made up predominantly of period properties and there is a fine parish church. Within the two villages there is a primary school, 2 public houses, 2 village stores, one with post office, a newsagent, a butcher, hairdressers, florist and a garage. Nearby Shipston-on-Stour offers more extensive facilities including a secondary school and library.

Furnishing

Unfurnished



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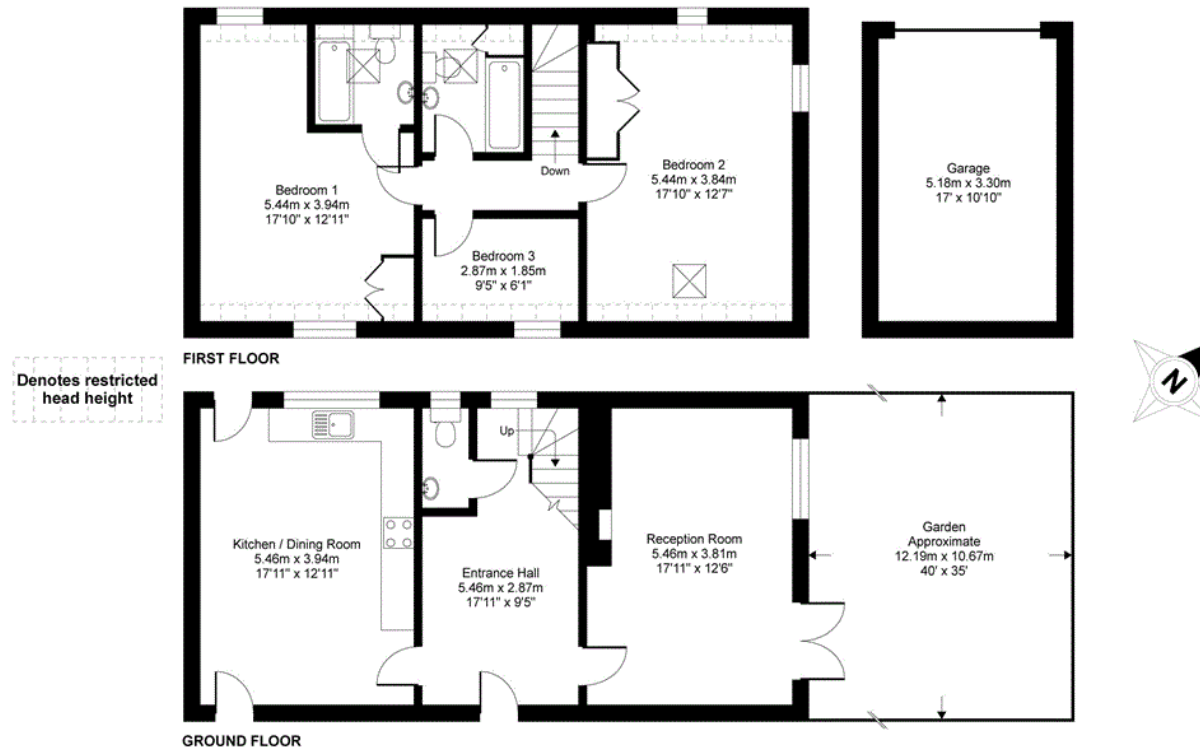
44 Market Place

Banbury OX16 5NW

Tel: 01295 277882 - banburylettings@hamptons-int.com

www.hamptons.co.uk

Floorplan

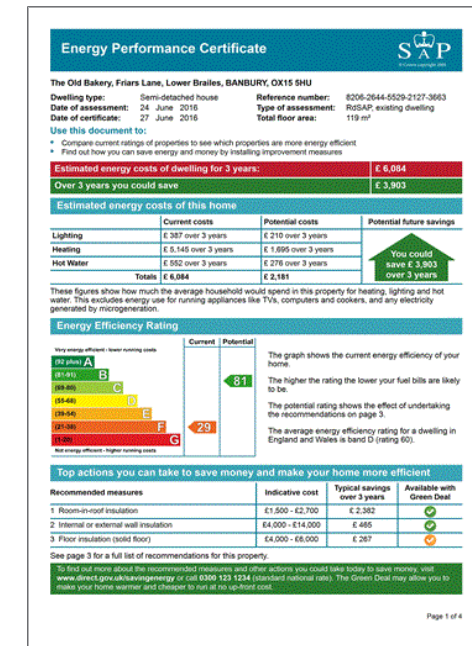


APPROX. GROSS INTERNAL FLOOR AREA 1396 SQ FT 129.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEAD / INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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