



THE SWYRE, BLEW GATES, LOWER BRAILES

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ESTATE AGENTS

**THE SWYRE
BLEW GATES
LOWER BRAILES
BANBURY
OXFORDSHIRE OX15 5AQ**

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 SPACIOUS AND WELL-PRESENTED DETACHED BUNGALOW WITH THREE DOUBLE BEDROOMS, ATTRACTIVE GARDEN WITH FAR-REACHING COUNTRYSIDE VIEWS, TANDEM GARAGE & OFF-ROAD PARKING.

Entrance Porch, Cloakroom, Dining/Kitchen, Living Room, Three Double Bedrooms, Family Bathroom, Cloakroom. uPVC Double Glazing. Oil-Fired Heating. Garden. Garden Room. Tandem Garage with Utility Area. Off-Road Parking.

Viewing through **Secombes Estate Agents, Shipston on Stour**
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Lower Brailes is situated in attractive undulating South Warwickshire countryside, on the border of North Oxfordshire and close to the North Cotswolds in an area of outstanding natural beauty. Although in Warwickshire, the postal address for the village is Lower Brailes, Near Banbury, Oxfordshire. The adjoining villages of Upper and Lower Brailes offer a good variety of local amenities including a butcher, general store, newsagent and bakery.

In addition there are two public houses, a primary school and garage, together with a fine 13th century church and a Roman Catholic chapel. Additional local amenities include golf courses at Brailes and Tadmarton. Access to numerous public footpaths and bridleways.

The local town of Shipston on Stour (about 3 miles) offers a more comprehensive range of facilities. The larger centres of Banbury, Stratford upon Avon, Oxford, Warwick and Leamington Spa are accessible. Junction 11 and 14 of the M40 motorway are at Banbury and Warwick respectively. Mainline railway stations at Banbury and Moreton in Marsh with services south to Oxford and London respectively. In addition from Banbury there is a train service to London (Marylebone) in just over an hour.

The Swyre is an attractive, spacious and well-presented detached bungalow situated at the end of a cul-de-sac. The property offers well-proportioned accommodation benefiting from uPVC double glazing and oil-fired heating.



The property is approached through double wooden gates leading to the driveway. To the rear there is an attractive enclosed garden with outstanding views over the surrounding countryside. The accommodation briefly comprises:

Enclosed Porch with ceramic tiled floor, door to garage and french doors leading to kitchen and door to

Cloakroom with w.c. and wash hand basin.

Living Room with feature fireplace with marble surround and slate plinth, log burner, oak flooring and window to front.

Dining/Kitchen with Villeroy & Bosch two-and-a-half bowl glazed china sink and drainer unit with fitted cupboards under, fitted base units with wooden work surface over, built-in Belling range with induction hob and double oven, built-in dishwasher, fitted wall units, log burner, oak flooring throughout, stable door to garden and door to inner hallway and bedrooms.

Bedroom One with dressing room and french doors to garden.

Bedroom Two with window to front.

Bedroom Three with fitted single wardrobe, window to garden.

Family Bathroom/Wet Room with overhead shower, bath, w.c., wash hand basin, electric towel rail and marble floor tiles.

From the kitchen/diner, door out to walkway leading to **Garden Room** with power connected and **Shower Room** with w.c. and wash hand basin.

From the porch, door leading to **Tandem Garage** with space and plumbing for washing machine, space for dryer, space for freezer, 35kw Firebird boiler, door to garden.

OUTSIDE

Approached from either the side entrance, bedroom one or the garage, the **Rear Garden** is about 75'0"/22.86m x 55'0"/16.76m. Principally laid to lawn with mature trees and shrub borders, raised decking and patio area. **Garden shed** and **greenhouse**.

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 E.

Fixtures & Fittings

All items mentioned in these 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 boiler for central heating and hot water.

Energy Performance Certificate

Current: D (63) Potential: B (82)

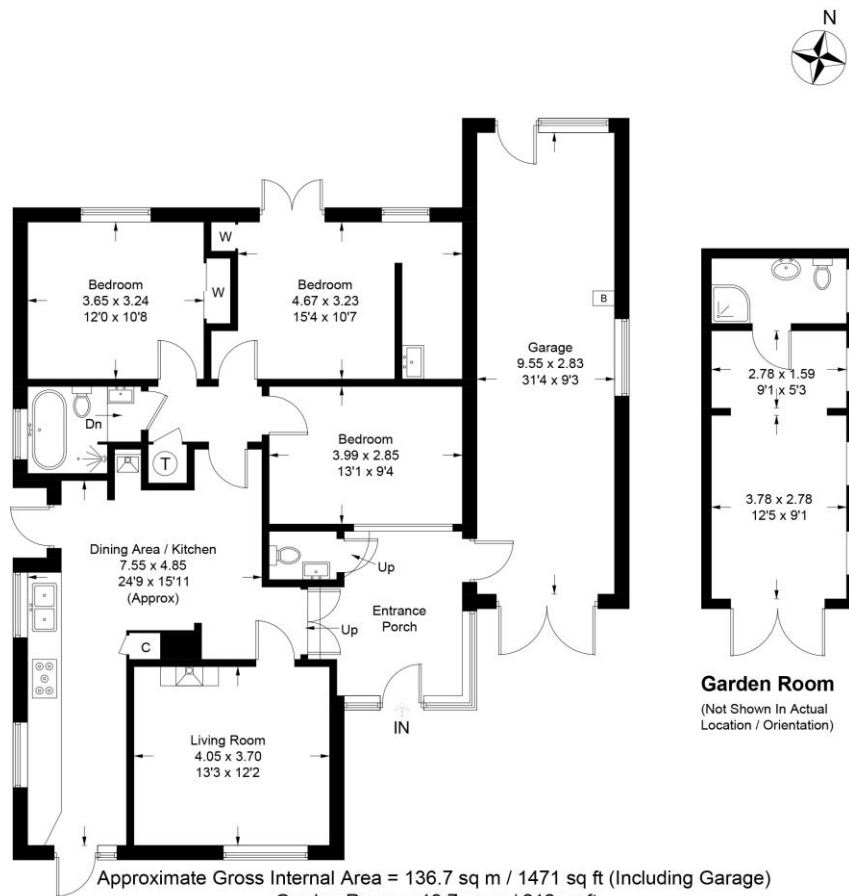
Directions

From Shipston on Stour take the B4035 towards Banbury. On entering Brailes continue through the village past the Gate Inn public house and the village green on the right. Continue down the hill and past the left-hand turn for Winderton. Blew Gates is a short distance on the left, just after the village primary school. The Swyre is situated at the left-hand end of the cul-de-sac.

Postcode OX15 5AQ

IMPORTANT NOTICE The attached 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.

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Approximate Gross Internal Area = 136.7 sq m / 1471 sq ft (Including Garage)

Garden Room = 19.7 sq m / 212 sq ft

Total = 156.4 sq m / 1683 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID812749)



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