



SHEERGRIT HOLT, LOWER BRAILES

SECCOMBES

ESTATE AGENTS

SHEERGRIT HOLT, SCHOOL LANE, LOWER BRAILES, BANBURY OXFORDSHIRE OX15 5HP

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 WELL-LOCATED DETACHED PROPERTY WITH OPPORTUNITY, QUIETLY LOCATED ON THE EDGE OF THE VILLAGE WITH GARAGING, USEFUL OUTBUILDINGS AND A FAR-REACHING VIEW, SET IN GROUNDS EXTENDING TO ABOUT ONE ACRE.

Entrance Hall, Living Room, Kitchen/Breakfast Room, Side Kitchen/Utility Room, Cloakroom, Three Double Bedrooms, Family Bathroom, En-Suite Cloakroom. Double Glazing. Oil-Fired Heating. Double Garage. Brick Outbuildings/Garden Stores. Machinery/Vehicle Store. Parking. Gardens. In all about one acre.

Viewing through Secombes 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 Banbury, Oxfordshire. Within Lower Brailes and the adjoining village of Upper Brailes there are a variety of shops and stores including a butcher, bakery, general stores and newsagents. In addition there are two public houses, 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.

Sheergrit Holt is a well-located detached property situated on the edge of the village in a quiet location with far-reaching views up to Mine Hill.

The bungalow, which is in need of updating and modernisation, is understood to have been built in the early 1980s. The property offers

potential to extend, or a replacement dwelling or further development of the site as a whole (subject to obtaining the necessary permissions).

The current accommodation is spacious and well-proportioned having a large living room, utility, kitchen/breakfast room and three double bedrooms. Outside to the front is a circular driveway beside which is a double garage. Situated across the garden are two useful machinery/vehicle stores together with garden stores.

The accommodation briefly comprises:

Entrance Hall with **Cloakroom** off with w.c., wash hand basin, built-in cupboard.

Living Room with open fireplace with stone surround and chimney breast with display shelf to either side.



Kitchen with one-and-a-half bowl and single drainer stainless steel sink unit with fitted cupboards under, fitted base units with work surfaces over, fitted wall units, hatch to living room. Doorway to

Side Kitchen/Utility Room with two-hob double oven oil-fired Rayburn, glazed china sink, fitted base units, glazed door to patio.

Approached from outside is the **Boiler Room** with Firebird oil-fired boiler for central heating and hot water, wash hand basin.

Inner Hallway with walk-in shelved linen cupboard off.

Bedroom One with built-in wardrobes, sliding patio door to garden terrace, door to **En-Suite Cloakroom** with w.c., wash hand basin.

Two Further Double Bedrooms.

Family Bathroom with bath, separate shower unit, w.c., bidet, wash hand basin.

GARDEN

The **Garden** which is an important part of the property surrounds the property on three sides. Immediately to the front of the bungalow is a circular driveway around a lawned area set back behind a low stone wall.

To the back adjoining the property is a large paved patio with low stone wall overlooking the garden which is principally lawned and



incorporates a number of fruit trees. From the patio there are far-reaching views up to Mine Hill and Brailes Hill.

The property extends in all to about one acre.

GARAGING & OUTBUILDINGS

Situated a short distance from the house is a **Double Garage** with two pairs of timber side-hinged doors, power and light connected.

Situated across the garden are **Two Machinery/Vehicle Stores** with power and light connected, concrete floors.

In the corner of the garden are **Two Garden Stores**, one part-stone and part-brick construction, both with power and light connected.

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 F.

Fixtures and 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: E (39) Potential: C (74)

Directions

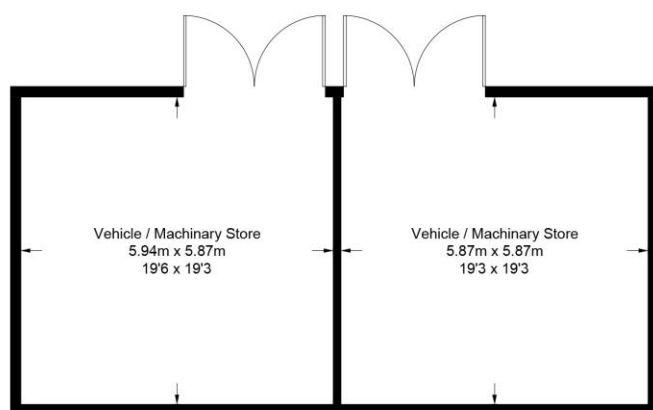
From Shipston on Stour take the B4035 for Banbury. Proceed through Upper Brailes into Lower Brailes. On entering Lower Brailes continue past The George Hotel, the Church and garage then take the right-hand turn into School Lane and Sheergrit Holt is situated at the end of School Lane and approached through a five-bar metal gate.

From Banbury take the B4035 for Shipston on Stour. Proceed through the villages of Broughton, Tadmarton and Swalcliffe into Lower Brailes. Take the left-hand turning into School Lane and Sheergrit Holt is situated at the end of School Lane and approached through a five-bar metal gate.

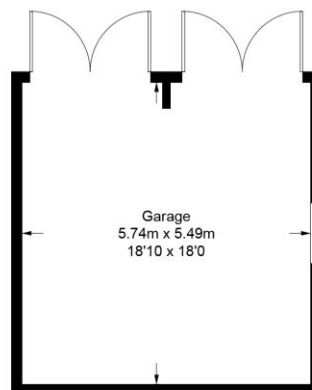
IMPORTANT NOTICE

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.

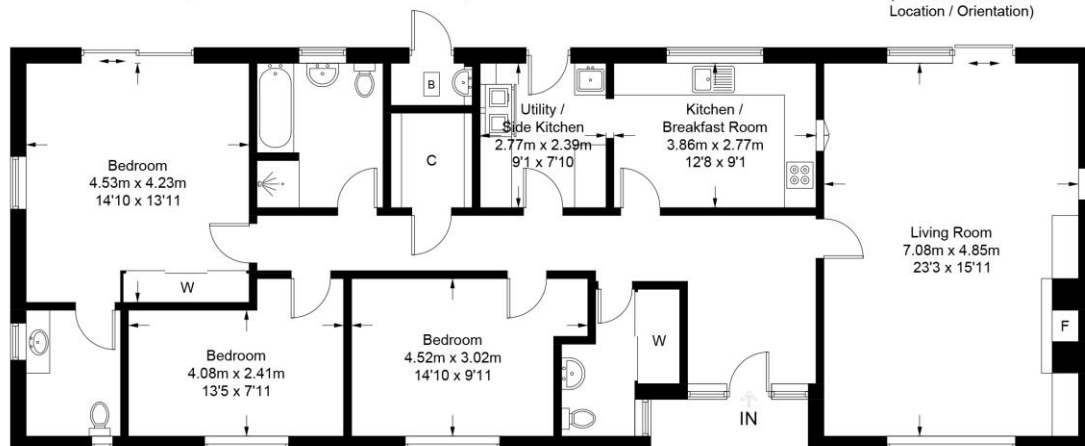
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(Not Shown In Actual Location / Orientation)



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Approximate Gross Internal Area = 139.5 sq m / 1501 sq ft

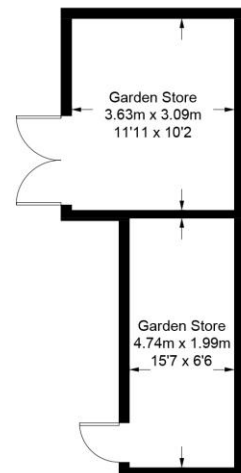
Vehicle / Machinery Store = 69.9 sq m / 752 sq ft

Garage = 31.6 sq m / 340 sq ft

Garden Store = 21.1 sq m / 227 sq ft

Total = 262.1 sq m / 2820 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID789362)



(Not Shown In Actual Location / Orientation)



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