



GABLE END, MAIN STREET, UPPER BRAILES

SECCOMBES

ESTATE AGENTS

**GABLE END
MAIN STREET
UPPER BRAILES
BANBURY
OXFORDSHIRE
OX15 5AX**

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).

AN OUTSTANDING FAMILY HOUSE OFFERING VERSATILE ACCOMMODATION WITH SEPARATE ANNEXE, LARGE HOME OFFICE, GOOD OFF-ROAD PARKING & ATTRACTIVE WALLED GARDEN.

Entrance Hall, Living Room, Sitting Room, Dining Room, Kitchen, Utility Room, Cloakroom, Drying Room, Large Home Office, 4/5 bedrooms. One-Bedroom Annexe/Flat. Ample Off-Road Parking. Attractive Walled Landscaped Garden.

Viewing through Seccombes Estate Agents, Shipston on Stour
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Upper 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. The adjoining villages of Upper and Lower Brailes offer a good variety of local amenities including a butcher, newsagent and bakery. In addition, there is the George Hotel, a primary school and garage, together with a fine 13th century Church and a Roman Catholic Chapel. Good local community with cinema club in the village hall.

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 under an hour and a service north to Birmingham.

Additional local amenities include golf courses at Brailes and Tadmarton and access to numerous public footpaths and bridleways.

Although in Warwickshire, the postal address for the village is Upper Brailes, Near Banbury, Oxfordshire.

Gable End is an outstanding period stone village house well-located in Upper Brailes with wonderful views over the surrounding countryside to Castle Hill. The house, which is understood to date from the 17th century with later extensions, offers well-presented, spacious and well-proportioned flexible and versatile accommodation incorporating a large home office with a separate one-bedroom annexe/flat over, with interconnecting door to the main house. In addition the kitchen and bathrooms are well-appointed.

Outside to the front is a large gravelled courtyard offering good off-road parking with an attractive walled landscaped garden to the back.



The home office was converted from a former garage which could easily be reinstated, and the annexe/flat above offers flexibility and diversity to the accommodation, and could easily be incorporated within the main house or used as a separate annexe or holiday let producing a useful income stream.

Features within the property include fine exposed beams and timbers, window seats, dressed stone fireplace and tiled floors. The accommodation briefly comprises:

Entrance Hall with stairs to first floor. **Living Room** with fireplace incorporating wood-burning stove, window seat and double doors to **Sitting Room** with dressed stone fireplace, exposed beam and timbers, window seat, fitted book shelving. **Dining Room** with exposed beam and timbers, display cabinet with fitted cupboard under, French doors to veranda. Step up to **Kitchen** well-appointed with one-and-a-half bowl sink unit, fitted base units with granite work surface over, part-exposed stone walling, built-in double electric oven with warming drawer under and built-in Neff microwave beside, built-in Smeg fridge, stone-tiled floor, built-in dishwasher. **Utility Area** with sink with fitted cupboards under and granite work surface over, exposed beam. **Drying Room** with Grant oil-fired boiler for central heating and hot water, plumbing for washing machine and **Cloakroom** with w.c., wash hand basin.

Situated off the utility room is the **Home Office** with ample storage cupboards with oak doors, French doors to gravelled courtyard.

On the first floor there are **Three Double Bedrooms**, two with built-in double wardrobes and two with window seats, **Dressing**



Room/Bedroom Five with built-in double and single wardrobes, and **Family Bathroom** with bath, shower and shower screen over, w.c., wash hand basin, heated towel rail, ceramic tiled floor.

Interconnecting door from **Bedroom Four** into the annexe/flat.

On the second floor is the **Master Bedroom Suite** with **Landing** with shelved **linen cupboard** with insulated hot water cylinder, **walk-in eaves storage cupboard**, **Master Bedroom** with exposed beam, part-exposed stone walling with attractive carved stone window, **Shower Room** with shower cubicle, w.c., wash hand basin, exposed timber boarded flooring, heated towel rail, **eaves storage cupboard**.

The **Annexe**, which is situated above the home office, has its own separate access approached up stone steps to a balcony and comprises a **Living Room** with sitting and kitchen area, **Double Bedroom** and **Shower Room**.

OUTSIDE

To the front is a walled gravelled courtyard offering good **Off-Road Parking**. Walk-through **lean-to/store** beside the home office to the enclosed **Paved Garden** which has been divided part to the annexe and part to Gable End, about 54'0"/16.60m wide max. x 48'0"/14.50m deep overall. Immediately adjoining Gable End is a paved veranda beyond which the **Gardens** are principally lawned and surrounded by well-stocked flower and shrub borders. **Greenhouse**. Back gateway to the allotments.



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 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 boiler for central heating and hot water to Gable End. Electric heating to the annexe/flat which has a separate hot water system.

Energy Performance Certificate Current: 56 (D) Potential: 74 (C)

Directions **Postcode OX15 5AX**

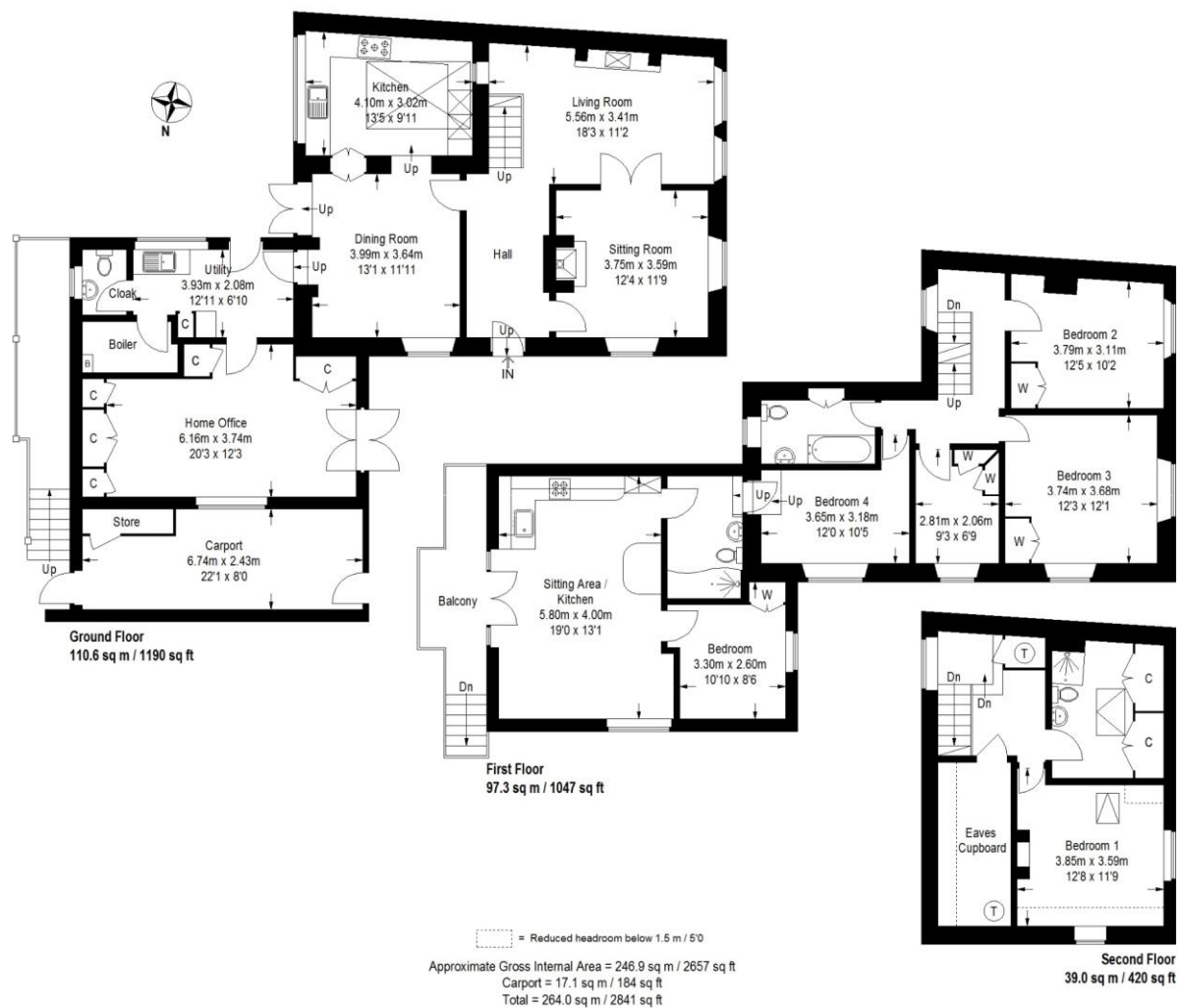
From Shipston on Stour take the B4035 for Banbury. On entering Upper Brails continue past the left hand turn to Tysoe. After a further 300 yards Gable End is the first property on the left after the allotments.

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/S3073/F005/07.09.2022

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