



**ISALYN, MAIN STREET, UPPER BRAILES**

**SECCOMBES**

ESTATE AGENTS

**ISALYN  
MAIN STREET  
UPPER BRAILES  
NR BANBURY  
OX15 5AT**

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 SITUATED IN AN ELEVATED POSITION WITH FAR REACHING VIEWS, OFFERING OPEN-PLAN LIVING ACCOMMODATION WITH LARGE GARDEN ROOM AND ADJOINING SELF CONTAINED ANNEXE/STUDIO, ATTRACTIVE GARDEN AND GOOD OFF-ROAD PARKING.**

Open-Plan Entrance Hall/Living Room with Dining Area/Kitchen, Two Double Bedrooms, Shower Room, Garden Room. Self-Contained Annexe/Studio with Shower/Utility Room Off. UVPC Double Glazing. Electric Heating. Good Off-Road Parking. Enclosed Landscaped Garden. Outstanding Views.

**Viewing through:  
Secombes 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.

**Isalyn** is a well presented detached village bungalow situated in an elevated position with far-reaching views out over the undulating south Warwickshire countryside. The property offers spacious and well-proportioned open-plan living accommodation including the kitchen, with large garden room, together with two double bedrooms and a shower room.

Adjoining is a self-contained annexe/studio with shower/utility room, which it is considered could be incorporated within the main property (subject to the necessary planning consents)





Outside to the front is good off-road parking and to the back an enclosed landscaped garden.

The accommodation briefly comprises:

Open-plan living accommodation with **Hallway** leading into **Sitting Area** with **Dining Area** beyond. Open to

**Kitchen** with one and a half bowl stainless steel sink unit, built-in cupboard under, built in base units with granite work surfaces over, double oven electric Aga cooker with ceramic hob over with extractor hood above, fitted wall units with concealed lighting under, space for an upright fridge/freezer, glazed display unit, ceramic tiled floor.

**Bedroom One** with built-in double wardrobe and **shelved linen cupboard**.

**Bedroom Two** (currently used as a study/office) with built-in double wardrobe, built-in desk unit with double cupboards over access to roof space.

**Shower Room** with part tiled with walk in large shower cubic, w.c., wash hand basin, heated towel rail, built-in double store cupboard, ceramic tiled floor.

From the sitting area double UVPC double glazed doors into the **Garden Room** overlooking the garden with far-reaching views over the surrounding countryside.

**Annexe/studio** with access from side walkway into **Shower/Utility Room** with shower cubicle, w.c, heated towel rail, single stainless steel sink unit and drainer with fitted cupboard under, plumbing for



washing machine, space for dryer, fitted wall unit, electric heater.

Approached from the patio and side walkway is the **Annexe/Studio** with built in wardrobe and shelve store cupboard. It is considered, subject to the necessary planning consents, that the annexe/studio could be incorporated within the main property.

#### CAR PARKING AND GARDENS

Situated to the front is a large brick paviour forecourt providing good **Off Road Parking** surrounded by well-stocked flower and shrub borders incorporating a number of fruit and ornamental trees.

The walkways to either side of Isalyn lead around to the **Back Garden** which is enclosed and adjoins farmland, with steps lead up a banked flower border to a large gravelled area with vegetable garden sets.

#### 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, gas, water and drainage are connected to the property. Electric heating.



#### Energy Performance Certificate

Current: 46 (E) Potential: 76 (C)

#### Directions

From Shipston on Stour take the B4035 for Brailes and Banbury. Continue past Gillets Lane on the right and after about a further 75 yards the driveway up to Isalyn is situated on the right.

#### Postcode OX15 5AT

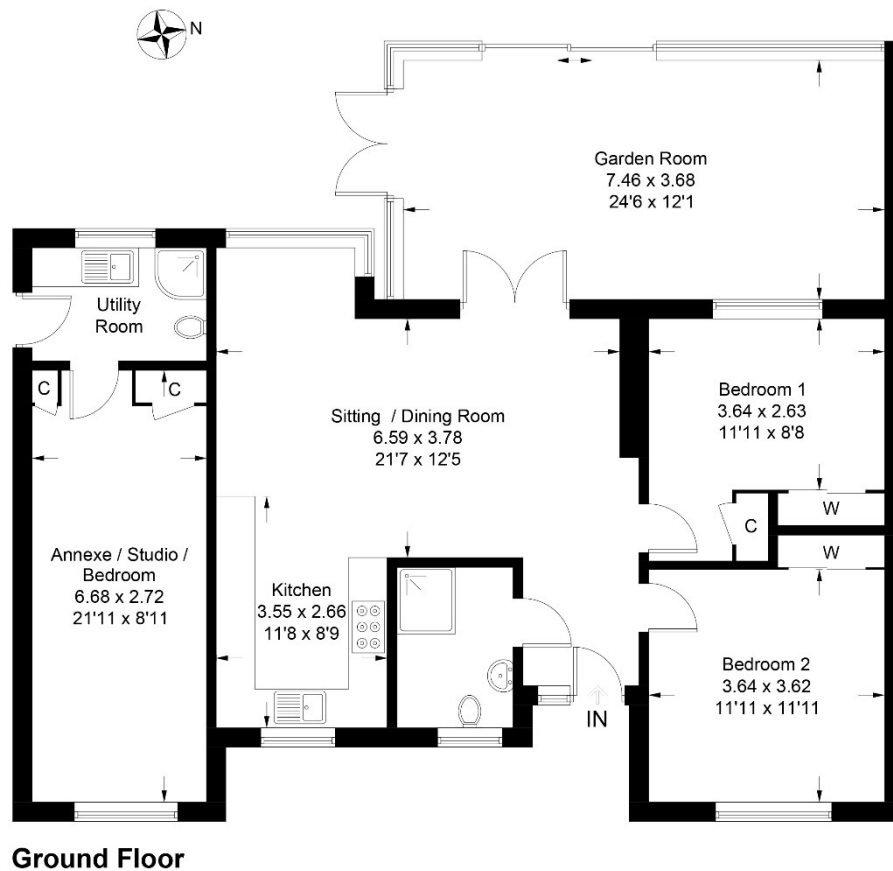


#### IMPORTANT NOTICE

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/S3113/F005/05.04.2023

# FLOOR PLANS



Approximate Gross Internal Area = 122.7 sq m / 1321 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID954103)



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