



HAYMAN-JOYCE

KARITANE

UPPER BRAILES
BANBURY
OXFORDSHIRE
OX15 5AT

SPACIOUS DETACHED BUNGALOW
OCCUPYING AN ELEVATED
POSITION AND BACKING ONTO
OPEN PADDOCKS.

SITUATION

Within the villages of Upper and Lower Brailes are a variety of shops, including newsagents, butchers and bakers

One public house, primary school, garage and 13th Century church and Roman Catholic chapel

Three miles from Shipston-on-Stour

Larger centres within easy reach are Stratford-upon-Avon, Leamington Spa, Banbury and Birmingham

Junction 11 of the M40 is at Banbury

The Members' Club, Soho Farmhouse, is about 12 miles away

Although Brailes is in Warwickshire, the correct postal address for the village is Oxfordshire

Guide Price £450,000

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- Impressive two bedroom detached bungalow, occupying an elevated position, well situated in the centre of the sought-after village of Upper Brailes, complemented by a large gravelled driveway leading to the attached single garage, with landscaped tiered gardens to the rear aspect, overlooking open paddocks
- The generous uPVC enclosed porch provides access to the good-size entrance hall, which connects to the main reception space and the two double bedrooms
- The sitting/dining room is particularly spacious in size, with French doors leading to the adjoining garden room and access to the kitchen and separate utility room
- The refitted kitchen has been finished to a good standard, with a wide selection of wall and base units with laminated work surfaces with stainless-steel sink, insinkerator, ceramic induction four-ring hob with extractor hood over, stainless-steel double oven with separate microwave, integrated fridge/freezer and dishwasher and pantry cupboard
- The separate utility room has a small selection of wall and base units, laminated work surface, stainless-steel sink and space and plumbing for a washing machine, and access to the rear garden
- There are two double bedrooms
- The principal bedroom has the benefit of a range of fitted wardrobe cupboards and an adjoining shower room consisting of a low-level wc, pedestal wash-hand basin with free-standing unit and fitted shower cubicle with electric shower
- Second double bedroom
- Main family bathroom comprising of a low-level wc, pedestal wash-hand basin and fitted shower cubicle with electric shower
- A loft ladder gives access to the part boarded loft with lights
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,500 pcm

OUTSIDE

- The west-facing gardens are tiered, with a large terrace adjacent to the bungalow with a central paved path leading to the middle and top tiers of the garden
- The upper terrace provides pretty views over the rooftop of Karitane and the paddocks situated to the rear of the property, as well as access to the wooden-framed summerhouse
- There is additional storage situated in the attached single garage, with a raised rooflight and floor-mounted oil-fired boiler
- The driveway has lighting controlled from the house

DIRECTIONS

- From Shipston-on-Stour take the B4035 signposted Brailes for approx. 3.5 miles
- On reaching the village continue through and after approx. 920 yards the property will be found on the right
- what3words: jugs.runners.typically

SERVICES

- Mains water, electricity and drainage are connected
- Oil fired central heating
- Average broadband speeds advertised within this postcode are up to 25.6 Mbps if provider is BT
- EPC Band D

OUTGOINGS

- Council tax – band E
- Tax payable for 2025/26 - £2,858.96
- As the property has been improved it has been marked with an improvement indicator. Therefore, the council tax band will be reviewed and will likely increase following the sale of the property

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188

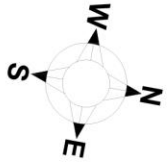


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IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





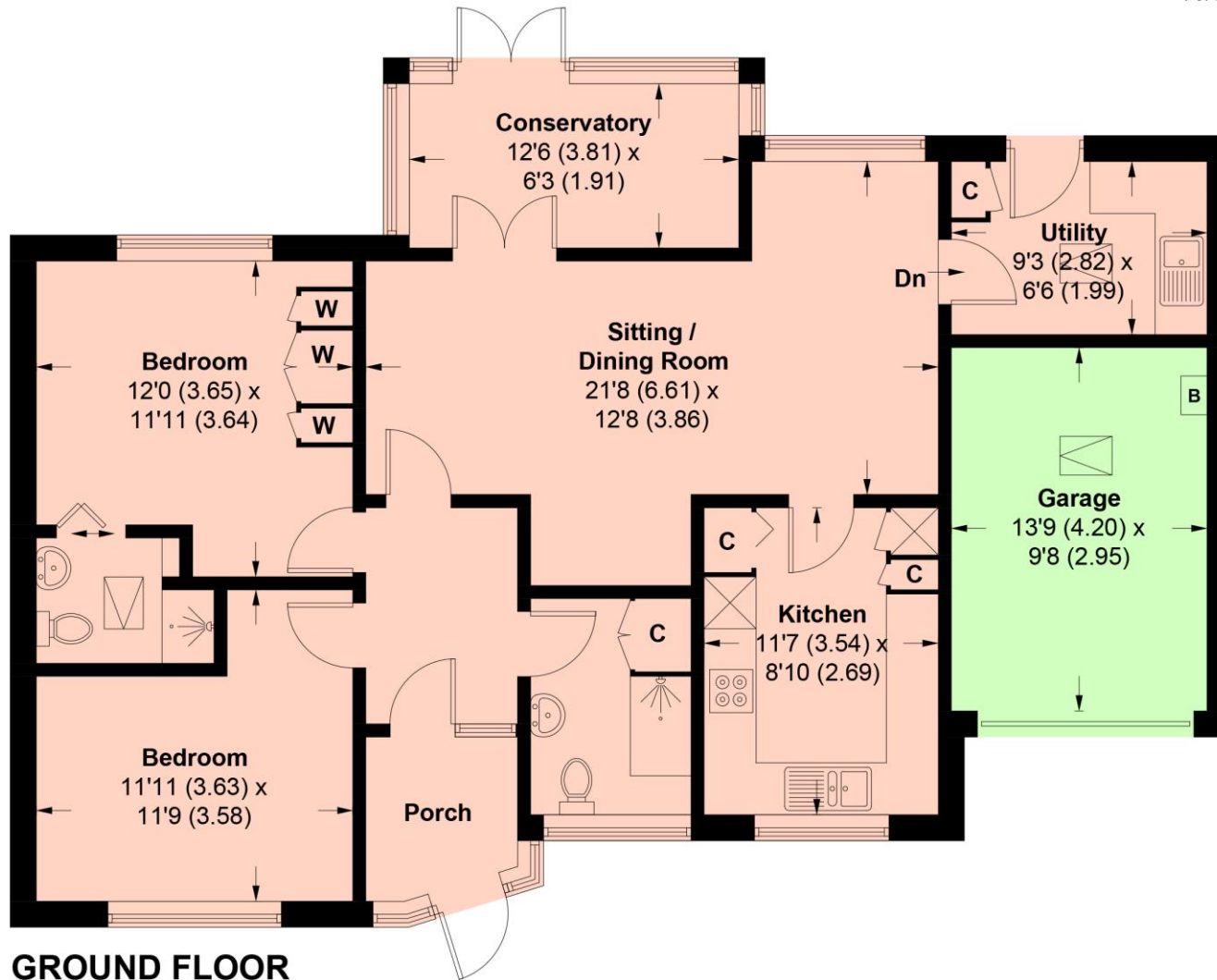
Karitane, Upper Brailes, Banbury OX15 5AT

Approximate Area = 88.9 sq m / 957 sq ft

Garage = 12.4 sq m / 133 sq ft

Total = 101.3 sq m / 1090 sq ft

For identification only - Not to Scale



HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k