



North View, High Street, Lower Brailes,  
Banbury, Oxfordshire, OX15 5HW



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A charming two bedroom cottage, benefiting from off street parking, enclosed rear garden and offered with no onward chain.

Lower Brailes is a quintessential English village nestled in the rolling countryside on the northern edge of the Cotswolds, it boasts stunning natural scenery with abundant footpaths and open space for walking, cycling and outdoor pursuits, while still being within easy reach of larger towns like Banbury and Shipston-on-Stour. The village itself benefits from a range of local amenities — including a primary school, traditional pubs, a butcher, bakery and newsagent — fostering a strong sense of community and village life with a variety of clubs and events.

Historic charm is evident in landmarks such as the 13th-century church and conservation area, and there's Feldon Valley golf club and other leisure options close by. Excellent transport links via the M40 and rail services from Banbury make it appealing for commuters seeking peaceful village living without sacrificing accessibility to cities such as Oxford, Birmingham and London.





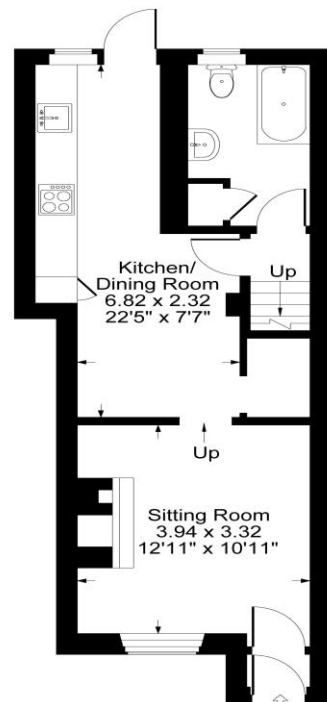
## The Property Briefly Comprises of:

- Mid Terrace Cottage
- Entrance Porch
- Sitting Room
- Kitchen/Dining Room
- Ground floor Bathroom
- Two Bedrooms
- Enclosed Rear Garden
- Off Street Parking
- No Onward Chain
- Gas Central Heating

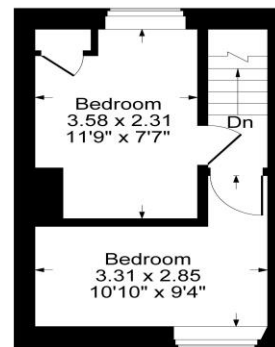


Guide Price: £245,000





Ground Floor



First Floor

Approximate Gross Internal Area  
Ground Floor = 39.47 sq m / 425 sq ft  
First Floor = 18.65 sq m / 201 sq ft  
Total Area = 58.12 sq m / 626 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



**Local Authority:**  
Stratford Upon Avon

**Council Tax Band:** B

(Subject to change after completion)

**Tenure:** Freehold

#### Distances

Soho Farmhouse c. 12 miles  
Feldon Valley Golf Complex c. 1 mile  
Shipston-on-Stour c. 4 miles  
Chipping Norton c. 9 miles  
Banbury c. 10 miles  
Moreton-in-Marsh c. 11 miles  
Stratford-upon-Avon c. 15 miles  
Oxford c. 29 miles  
Cheltenham c. 32 miles  
London c. 88 miles  
Moreton-in-Marsh to London Paddington c. 90 minutes

#### Buyers Purchase Fee:

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.

**Mark David**  
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