



Stone Cottage
Sutton-under-Brailes
OX15

A charming double-fronted Cotswold stone cottage with superb views.



Shipston-on-Stour 4 miles, Moreton-in-Marsh 7 miles, Chipping Norton 8 miles, Banbury 12 miles, Stratford-upon-Avon 15 miles, Oxford 28 miles. Trains from Banbury (54 minutes to Marylebone) Trains from Moreton (90 mins to Paddington)
(All distances are approximate)





Oxfordshire/ Warwickshire

Sutton-under-Brailes is situated on the Oxfordshire/ Warwickshire border, within the attractive rolling countryside of the Cotswolds and in a designated Area of Outstanding Natural Beauty. This small village has an active and very friendly community (which includes the neighbouring villages of Cherington and Stourton) and a parish church. The village hall is located in Cherington and there is also a playground and playing fields. A short walk across the fields brings you to The Cherington Arms and Upper Brailes is just over a mile away with another village pub, shop, butcher, newsagents and a traditional French bakery. Broader shopping facilities are found in Shipston-on-Stour, Moreton-in-Marsh, Chipping Norton, Banbury and Stratford-upon-Avon.

The local area is a haven for foodies with good pubs, restaurants and farm shops selling local produce, including the famous Daylesford Organic under ten miles away. Soho Farm House is 12 miles away in Great Tew.

Sporting options include the nearby Feldon Valley Golf Club with further courses at Tadmarton and Chipping Norton. There is racing at Stratford upon Avon, Warwick and Cheltenham.

The area is also well served for schools with Shipston High School, Stratford Girls, King Edward VI, and Brailes and Shipston C of E Primary Schools.

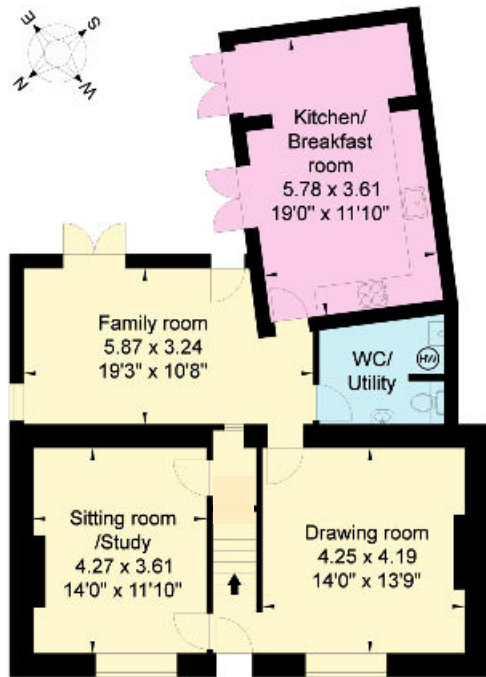
The Property

Stone Cottage would appeal to a wide number of buyers whether as a main residence or weekend retreat. This double fronted period cottage offers many characterful features combined with a light and tasteful finish. The cottage has been updated by the current owners with the addition of new windows, log burning stove and glass roof terrace.

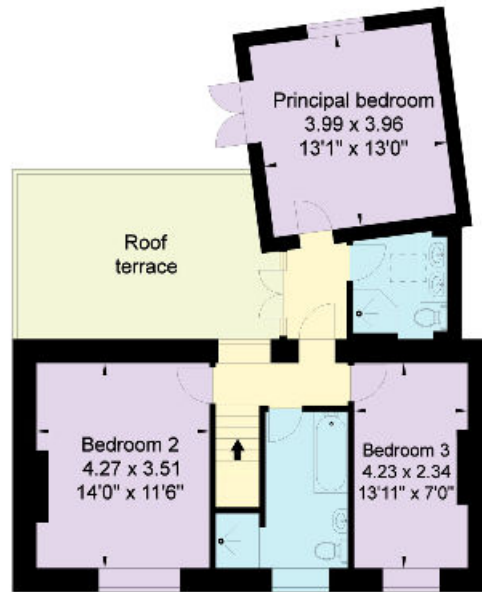
The living accommodation is generous with three well proportioned reception rooms, one with a log burning stove. The family room leads to the kitchen/breakfast room which is the focal point in the house with a modern and light kitchen and doors leading onto the walled garden.

The cottage offers three bedrooms, all with fitted wardrobes. The large Principal bedroom is en suite, with two further bedrooms and family bathroom. Off the Principal bedroom is the wonderful south facing roof terrace with beautiful uninterrupted views over the adjoining countryside.

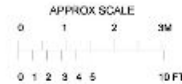




Ground Floor



First Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:

Stone Cottage

148 sq m (1,597 sq ft)

Gardens and grounds

There is ample space for parking to the side of the house. The property enjoys a walled paved terraced garden to the rear with plenty of space to sit and entertain guests in privacy. The gravelled border area provides space for several pot plants and herbs. The garden can also be accessed from the driveway to the side of the property. There are also two useful garden sheds.

Services

The property benefits from oil fired central heating, mains water, drainage and electricity.

The driveway has a PodPoint 7KW charging point for electric vehicles.

Tenure

Freehold

Stratford-upon-Avon District Council. 01789 267575.

Directions (OX15 5BE)

From London head west on the M40 to J11. At Banbury, take the B4035 to Shipston-on-Stour. In Lower Brailes turn left down Sutton Lane to Sutton-under-Brailes and Brailes Golf Course. Continue into the village. Stone Cottage is the fourth house on the left.

From Oxford/the south, M40 (J8) Oxford, continue past Oxford on the A40. Take the A44. Proceed past Chipping Norton as the A44 becomes the A3400 to Stratford, passing Long Compton. Mid way to Shipston, turn right, signposted to Cherington. Follow the road through Cherington and Stourton until you come to Sutton-under-Brailes. At the junction in Sutton-under-Brailes, turn right. Stone Cottage is the third house on the right hand side.

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I would be delighted to tell you more.

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Particulars dated November 2020. Photographs and videos dated November 2020.

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