



Hill View, Sutton under Brailes



A charming double-fronted Cotswold stone family home.

Sutton-under-Brailles 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 Brailles 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 Brailles and Shipston C of E Primary Schools. 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. Frequent trains from Banbury are 54 minutes to Marylebone Frequent trains from Moreton are 90 mins to Paddington. (All distances are approximate)



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The property

Hill View is a stunning detached property in the sought after Cotswold village of Sutton-under- Brailes. Cleverly extended and completely refurbished by the current owners the property offers beautifully presented accommodation with stunning views across the Cotswold hills. The property is approached over a pathway to the front porch and through to the entrance hall, laid with limestone tiles. To one side is the cosy double aspect sitting room with central stone fireplace and log burning stove. To the other side is a further reception room, currently used as a study. The front part of the property is the original stone cottage believed to date back some 200 years, with slate floor and exposed stone walls. Beyond the hallway the reception space flows into the dining/family with oak floors and bifold doors out onto the rear terrace which floods this room with light and brings the outside in. The fully fitted kitchen with oak work tops and Belfast sink runs off to one side of the dining room with central island, and integrated appliances, including a range style cooker, extractor fan and dishwasher. The beautiful dresser style unit has space for a large American style fridge/freezer. Off the kitchen can be found the fully fitted utility room with space and plumbing for a washing machine and tumble dryer. The rear hall/boot room provides access from the side of the house with a cloakroom off. Upstairs the principal bedroom has wonderful views from the Juliette balcony across the Cotswold hills and has a large en suite shower room with double walk in shower. Three further double bedrooms can be found to this floor along with a family bathroom with stunning roll top bath and separate shower.

Services

Mains water, drainage and electricity. Oil fired central heating.

Tenure

Freehold

Guide price £995,000

Local authority

Stratford-upon-Avon District Council. 01789 267575. Council Tax D



Light and
spacious with
four generous
bedrooms.





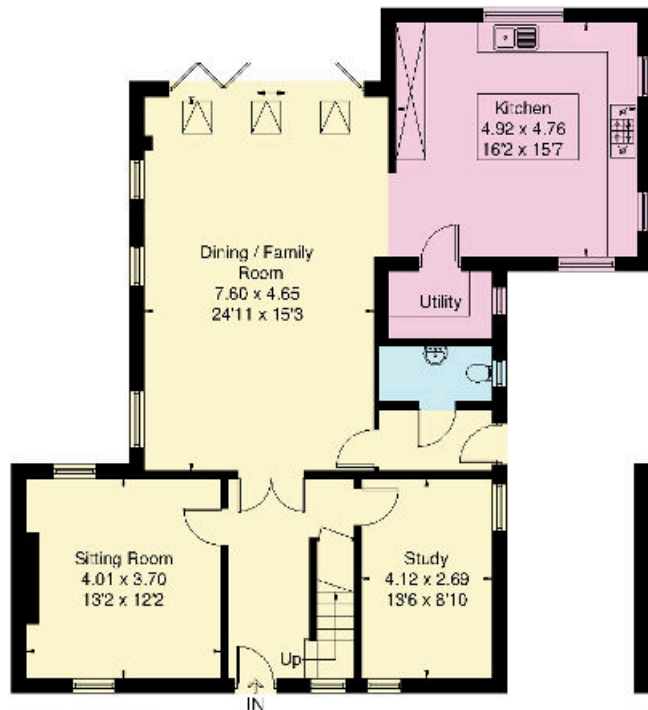
The gardens south easterly gardens are mostly laid to lawn with mature hedgerows, borders and trees with a useful garden store to one end. Beautiful views are to be enjoyed from the majority of the garden.



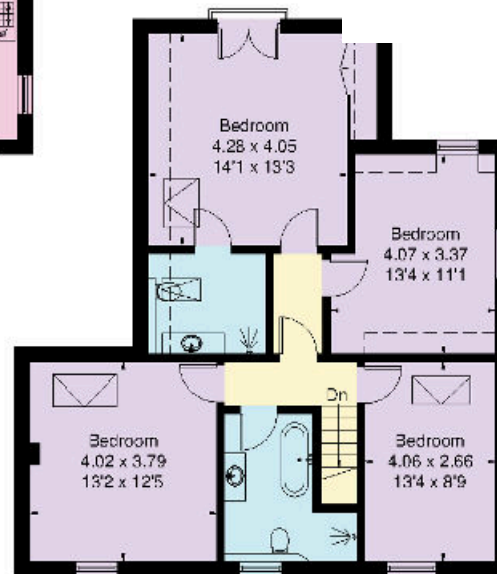
Approximate Area = 189.8 sq m / 2,043 sq ft
 Garage = 17.1 sq m / 184 sq ft
 Total = 206.9 sq m / 2,227 sq ft
 Including Limited Use Area (5.8 sq m / 62 sq ft)



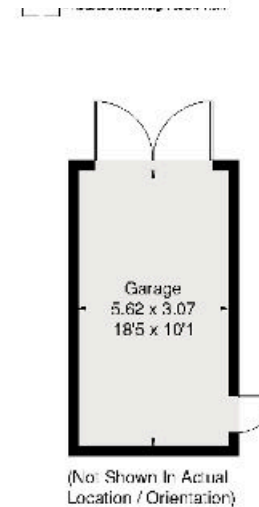
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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