

THE OLD RECTORY

LOWER BRAILES • WARWICKSHIRE







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Shipston-on-Stour 4.5 miles • Chipping Norton 9 miles
Banbury 11 miles (London Marylebone approximately 55 minutes) • M40 (J11) 12.75 miles
(Times and distances approximate)

A labour of love

MAIN HOUSE

Reception hall • Drawing room • Dining room • Study • Sitting room
Kitchen/breakfast room • Scullery • Cloakroom • Staircase hallway
7/8 bedrooms • Cinema/bedroom 8 • Dressing room • 6 bath/shower rooms • Separate WC

COACH HOUSE

Detached 3 bedroom cottage with integral 3 bay carport

GARDENS AND GROUNDS

Enclosed level gardens with pond • Greenhouse • Stores
Off-road parking • Double garage



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Your attention is drawn to the Important Notice on the last page of the text

HISTORY

The Old Rectory, with its first building dating from the 14th Century was originally owned by the Augustine Friars, it was leased to William Bishop in 1535. Upon the end of the lease the Bishop Family bought the freehold. Under the leadership of the Bishop Family the building remained faithful to its catholic origins and served the community in this historical village. In the early days of Queen Elizabeth I, a secret Mass centre was established with two hiding holes to protect the Priests from religious persecution. Through time the house was expanded in 4 phases; The 1st being the south wing erected in 14th Century, the 2nd phase saw the erection of two chimney's in the early 16th century. The 3rd phase in the late 16th century saw the building of a new scullery and kitchen linking the north and south wings and the building of the secret priest holes. The final phase was in the mid 18th Century which saw the south wing re-fronted in brick and other internal rearrangements carried out.

SITUATION

The Old Rectory is located on the edge of Lower Brailes, with an active community which offers various clubs and activities.

Local facilities can be found in both Lower and Upper Brailes, including public houses, hotel, well-regarded primary school, butchers, post office and general stores, fine parish church, garage, golf club and a wealth of period stone properties.

More specialist requirements are at the nearby towns of Shipston-on-Stour, Chipping Norton and Banbury. Stratford-upon-Avon and Oxford provide a wider range of retail, cultural and educational facilities.

The area is well served by schools. Locally there is a primary school at Tysoe. Independent schools include Tudor Hall, Kitebrook House, Bloxham, Sibford, Kingham Hill, The Croft, St Johns Priory (Banbury) and Winchester House. Further afield are Stowe, Rugby, Kings High School and Warwick Boys, plus numerous schools in and around the university city of Oxford including The Dragon, Summer Fields, St Edwards, Radley and Cothill. There are also grammar schools at Stratford-upon-Avon.

The area has excellent communication connections with Junction 11 of the M40 motorway and mainline train station at Banbury (London/Marylebone from approximately 55 minutes) and Moreton-in-Marsh (London/Paddington from approximately 85 minutes).

Sporting activities in the area include golf at Brailes and Milcombe; horse racing at Warwick, Stratford-upon-Avon and Cheltenham; motor racing at Silverstone; access to a network of local walks and bridleways; Royal Shakespeare Theatre at Stratford-upon-Avon with further theatres at Chipping Norton and Oxford; Daylesford Organic Farm shop and Soho Farmhouse.





DESCRIPTION

The Old Rectory is the product of an extensive 10-year restoration and improvement programme.

Sympathetic to its age and architecture, the vendor has created an exceptionally comfortable home providing modern living amongst the expectant well-proportioned accommodation.

Edge of village position with views over open countryside to the east, set down at the end of a no through lane.

Grade II* Listed of 15th/16th and 17th century origins of part stone and part brick construction under a pitched reconstituted Stonesfield slate covered roof.

A wealth of period features include open fireplaces (some with stone surrounds), exposed timbers, sash windows, leaded lights, English elm and oak staircases.

Attention to installation of quality fixtures and fittings particularly the kitchen, being a bespoke handmade oak kitchen and bathroom and shower room fittings and furnishings.

Installation of oak panelling, English oak and elm floorboards and staircases, restored and new internal doors, re-wiring, plumbing, central heating via a wet under floor heating system throughout (except the dining room which has retained original flagstone flooring), lime plaster, redecorated throughout, recessed and wall lighting.

Useful and well appointed modern detached coach house comprising 3 bedrooms, kitchen/living room, utility room, 3 bath/shower rooms and integral triple carport, ideal for income stream, additional accommodation to the main house and/or working from home.

Partly walled level gardens predominantly laid to lawn, pond, ample off-road parking, double garage and stores.

In all about 1.2 acres.

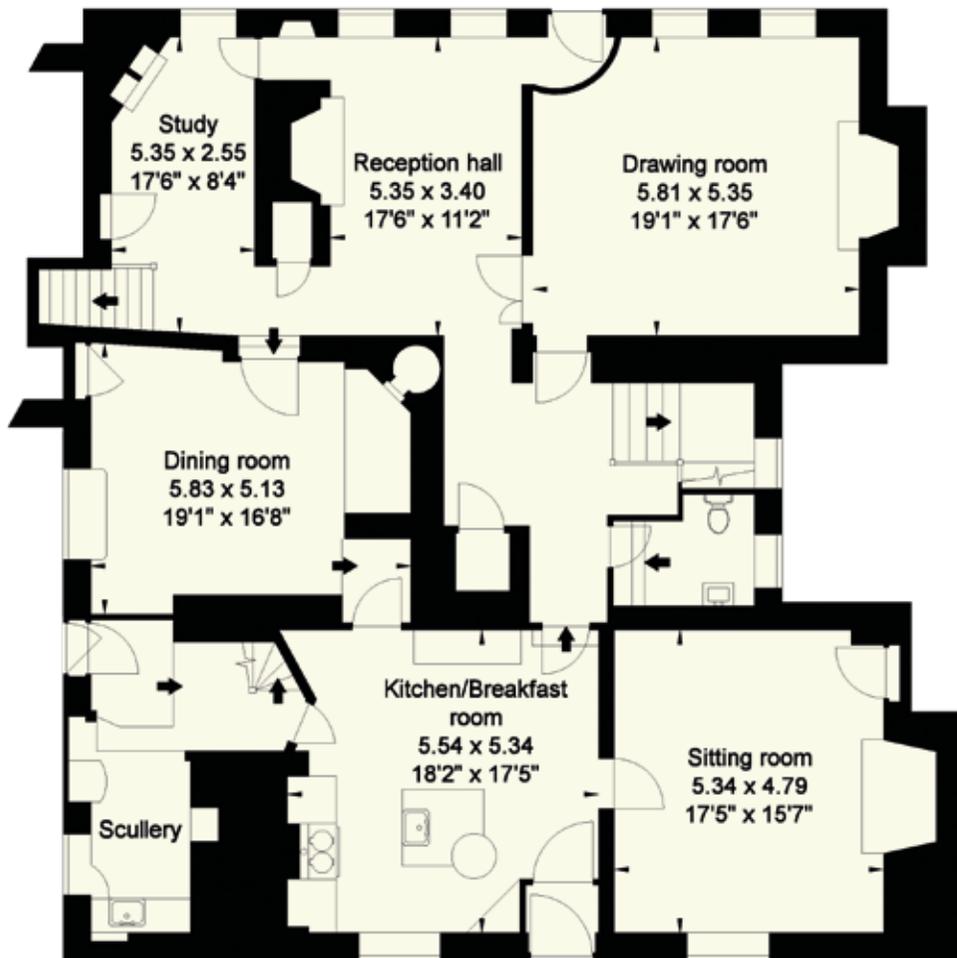
This is a rare property offering the convenience of modern living amongst its age and charm in an enviable edge of village position with privacy and space in abundance.



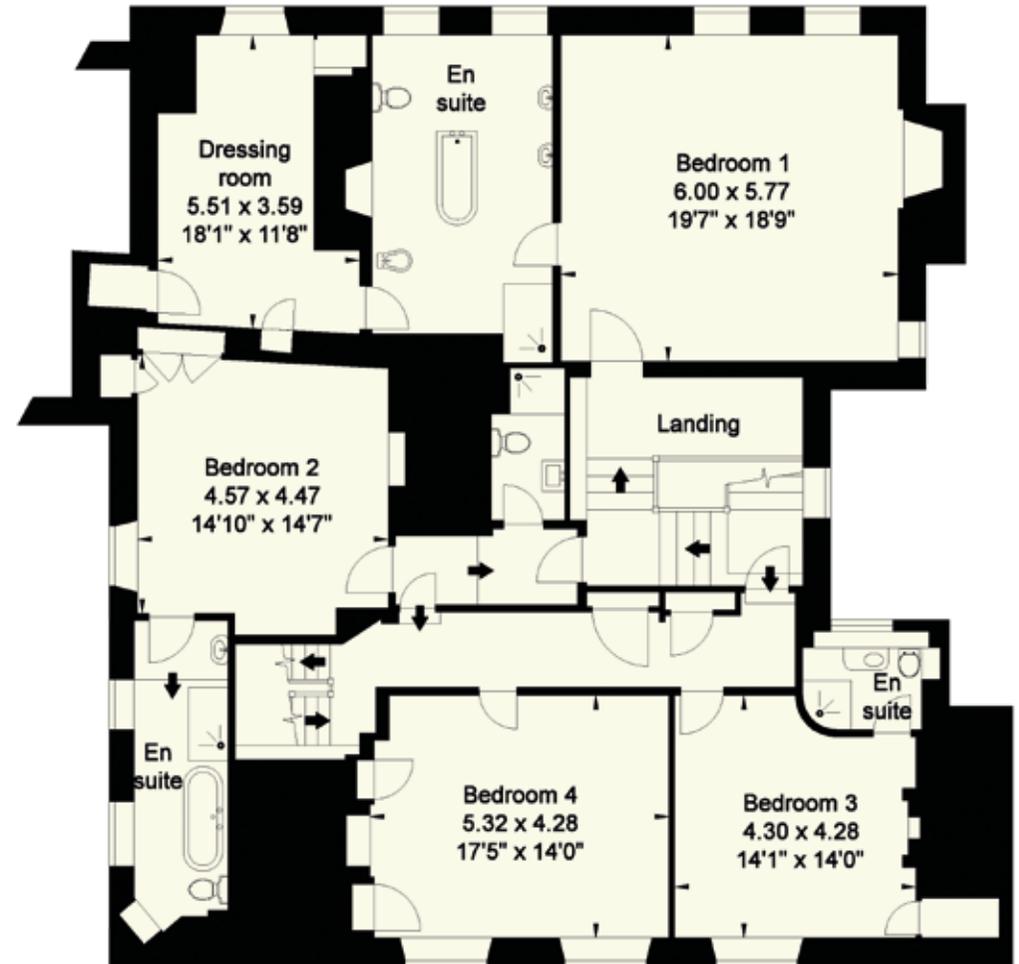


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Approximate Gross Internal Area:
Main House: 630 sq.m. / 6,783 sq.ft.
Coach House: 193 sq.m. / 2,078 sq.ft.
Total: 823 sq.m. / 8,861 sq.ft.



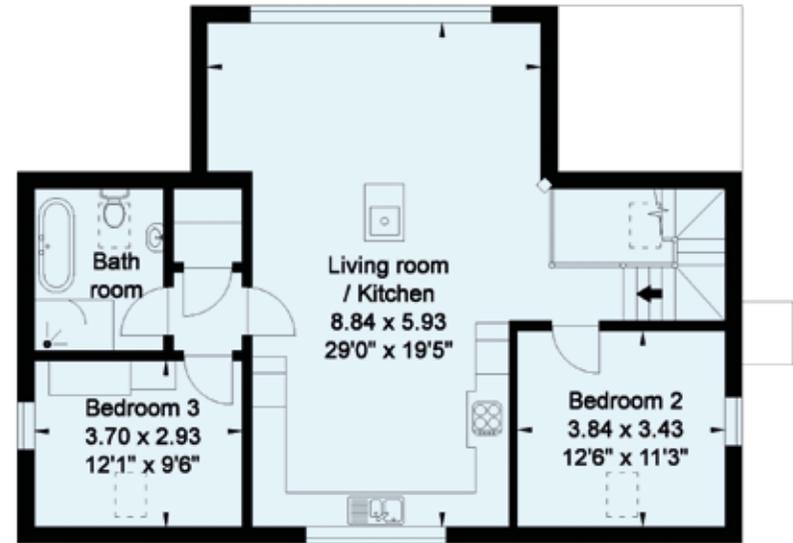
MAIN HOUSE: Ground Floor



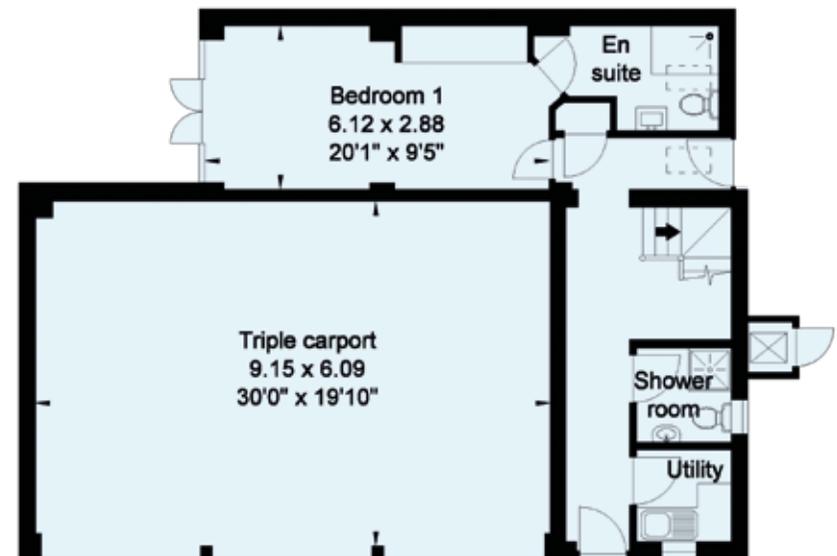
MAIN HOUSE: First Floor



MAIN HOUSE: Second Floor



COACH HOUSE: First Floor



COACH HOUSE: Ground Floor

COACH HOUSE

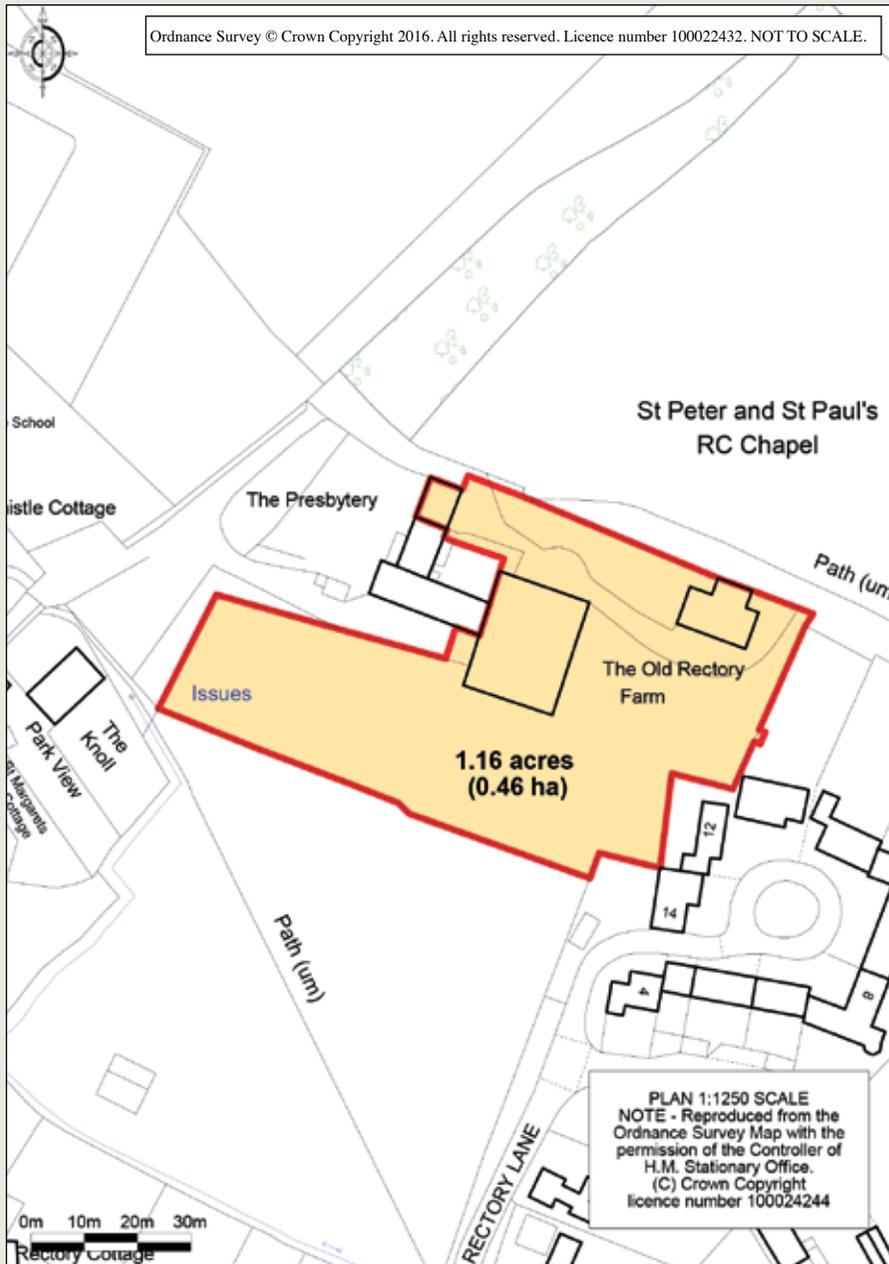


COACH HOUSE



COACH HOUSE





SERVICES

Mains water and electricity. Mains drainage. Oil fired central heating to both the main house and the coach house.

AGENTS NOTE

Please note that the property is attached to the Catholic chapel.

LOCAL AUTHORITY

Stratford-upon-Avon District Council
Tel: 01789 267575

COUNCIL TAX BAND

Main house - To be assessed
Coach house - A

POSTCODE

OX15 5HU

FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings, are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

DIRECTIONS (POSTCODE OX15 5HU)

From Banbury take the A4035 sign posted to Shipston-upon-Stour. Proceed through Swalcliffe and pass turnings for the Sibfords. Follow the long hill down into Lower Brailes and just before the Church on the right turn right onto Friars Lane. Follow the lane to the end and onto a shingle driveway that leads to The Old Rectory through a pair of stone piers.

VIEWINGS

Strictly by appointment through the selling agents.

IMPORTANT NOTICE:

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