



savills

# GREEN BARNS

SUTTON UNDER BRAILES  
WARWICKSHIRE/OXFORDSHIRE BORDER







# GREEN BARNS

SUTTON UNDER BRAILES,  
WARWICKSHIRE/OXFORDSHIRE BORDER

Shipston-on-Stour 4.4 miles, Moreton-in-Marsh 8.2 miles, (London Paddington 1hr 34 minutes)  
Chipping Norton 9.2 miles, Banbury 12.5 miles (London Marylebone from 55 minutes), M40 (J11) 14 miles.  
(All mileages and times approximate)

## Unique stone detached barn in desirable village location

Reception hall, drawing room, kitchen/dining room, sitting room, utility room, wc, family room,

Master bedroom, dressing area and en suite, guest bedroom, dressing area and en suite,

Two further bedrooms with shower en suite and fifth bedroom or study.

Open fronted double garage and garden store with self-contained annex above.

Off road parking, gardens, store and paddock

In all about 1.2 acres



SAVILLS BANBURY  
36 South Bar,  
Banbury,  
Oxfordshire, OX16 9AE  
01295 228 010  
banbury@savills.com

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





#### SITUATION

- Sutton Under- Brailles is an attractive village situated on the northern edge of the Cotswolds Area of Outstanding Natural Beauty. Surrounded by rolling countryside with far reaching views, this south Warwickshire village lies close to the borders of Oxfordshire and Gloucestershire. Laid around an open green, this unspoilt village comprises a wealth of period stone houses and cottages and St.Thomas a Becket's church.
- The neighbouring villages of Upper and Lower Brailles (approximately 1.3 miles) provide two public houses, hotel, well regarded primary school, butchers, French bakery, paper shop and general stores, fine parish church, garage and golf club. The neighbouring villages of Stourton, Cherington and Whichford provide Whichford Pottery with its own café and The Cotswold Distillery.
- There is a village shop/post office and primary school in the local villages of Long Compton and Hook Norton.
- The local market towns of Shipston-on-Stour, Chipping Norton, Moreton-in-the-Marsh and Banbury provide an excellent range of local amenities and shops, with Oxford (28 miles) and Cheltenham (33 miles) easily accessible. The Cotswolds is well known for its gastro pubs as well as farm shops including Wyatts Farm Shop (5.6 miles) and Daylesford Organic Farm Shop with café and spa (10.2 miles). Soho Farmhouse members club (13 miles).
- There is a good mix of schooling in the area; secondary education can be found at Chipping Norton, Shipston-on-Stour, King Edward VI (boys) and Shotton Grammar (girls), both Stratford-upon-Avon, whilst there are private schools at Warwick, Bloxham, Tudor Hall (girls) and Kingham Hill. The highly regarded Kitebrook Preparatory school is 8 miles distant. Both Oxford and Cheltenham are renowned for their schooling.
- There are mainline railway stations at Moreton-in-Marsh (8.2 miles) and Kingham ( 12 miles) providing regular services to Oxford and London Paddington (from 1hr 34 minutes and 1hr 26 minutes respectively), and Banbury (12.5 miles) with direct services to London Marylebone (from 55 minutes). There is good road access to London and the North via the M40.
- Local leisure activities include golf at Feldon Valley, Lower Brailles, Tadmarton, Rye Hill and Chipping Norton; racing at Stratford-upon-Avon, Cheltenham and Warwick; theatre at Stratford-upon-Avon, Oxford and Chipping Norton. The area boasts a great network of walks and rides across the Cotswolds.







## DESCRIPTION

- Green Barns is situated just off the village green in an area of outstanding natural beauty. The property consists of three barns in the formation of a horse shoe which has been re built, renovated and modernised to create wonderful open plan living with high ceilings and generous room proportions. There is a real ambience between the old and new features in the property enabling one to benefit from the best of both worlds. The house is not listed and has double glazing throughout and retains many of the original features, oak trusses, exposed brickwork and inglenook fireplace.
- The house is designed in such a way that parts of it could be closed off and has zoned heating, which means it could be used as alternative accommodation for dependant family members, offering huge flexibility on how the barn is utilised.
- The front door to the property is on the courtyard side of the barn. An oak door flanked by floor to ceiling windows either side opens out into a large reception hall. This gives access to the kitchen/dining room and drawing room. A split staircase leads up to the first floor master bedroom and guest bedroom suites.
- The drawing room has a brick surround inglenook fireplace with wood burning stove and log storage to either side. A spacious room with large proportions ideal for family entertaining. The kitchen has a number of built in wall and base cupboards, integrated dishwasher, wine cooler, space for fridge freezer and Britannia electric oven with (bottled gas) hob. A breakfast bar island unit facilitates a sociable seating area which can also be appreciated from the dining room. This leads through into the south facing sitting room, which has dual aspect windows, vaulted ceiling with the original oak trusses.
- There is a good sized utility space and cloakroom with direct access onto the courtyard.
- The family room which offers a lovely entertaining space with bifold doors opening out onto the courtyard and terrace area is a fantastic party room which could be used as an art studio or gymnasium. This leads through to the west wing of the house which has two large double bedrooms and en suite shower rooms. The fifth bedroom could be used as a study. This wing could be separated from the main house if you needed to create independent accommodation for a family member.
- The Master bedroom and guest bedroom suite in the east wing, both have dressing areas with built in wardrobes and en suite bathrooms. These rooms have vaulted ceilings with velux windows, allowing plenty of natural light into the property.
- This property has scope to be enlarged further, subject to planning, as there is a very large floored roof space above the bedrooms in the west wing.

## OUTSIDE

The property is accessed over a gravel drive which sweeps through into the main courtyard offering ample parking for several cars and larger vehicles.

There is a brick built, detached double fronted open bay garage with electricity and light with an adjoining garden store. Above this is a self-contained annex, accessed via an external staircase with shower room and kitchen area. Beautiful views through the Velux windows over the gardens. There is also a separate garden store.

The garden is mainly laid to lawn, which is large enough for grazing a pony and has a fenced vegetable garden, greenhouse and chicken run.

Pretty views of the church can be admired from here. A great space providing ample room for children to play outdoor games.

## ACCOMMODATION

See floor plans.

## DIRECTIONS (OX15 5BH )

From Banbury take the A4035 sign posted to Shipston-upon-Stour. Proceed through Swalcliffe and pass turnings for the Sibfords. Descend the long hill into Lower Brailes, passing the village church on the right hand side and then take the left hand turn signposted Sutton under Brailes. Follow this road past the Feldon Valley Golf Club. On entering the village go past the war memorial, and just after this you will see a concrete drive to your left. Drive 25 yards down the drive, the property can be found through a five bar gate on the right hand side. Drive right through into the courtyard.

## SERVICES

Mains water, electricity and drainage. Oil fired central heating.  
BT and Broadband available for connection subject to the usual transfer regulations.

## LOCAL AUTHORITY

Stratford-upon-Avon District Council  
CV37 6HX  
Tel: 01789 267575

COUNCIL TAX BAND – H

TENURE: FREEHOLD

## VIEWING

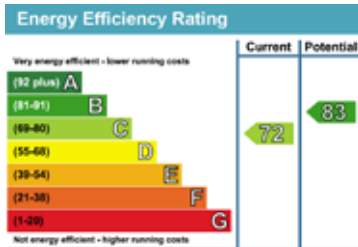
Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

## FIXTURES AND FITTINGS

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







## GREENS BARNS

Approximate Gross Internal Area:

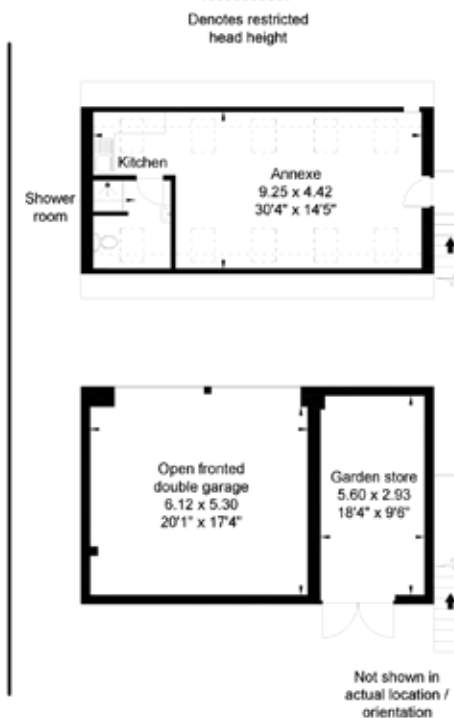
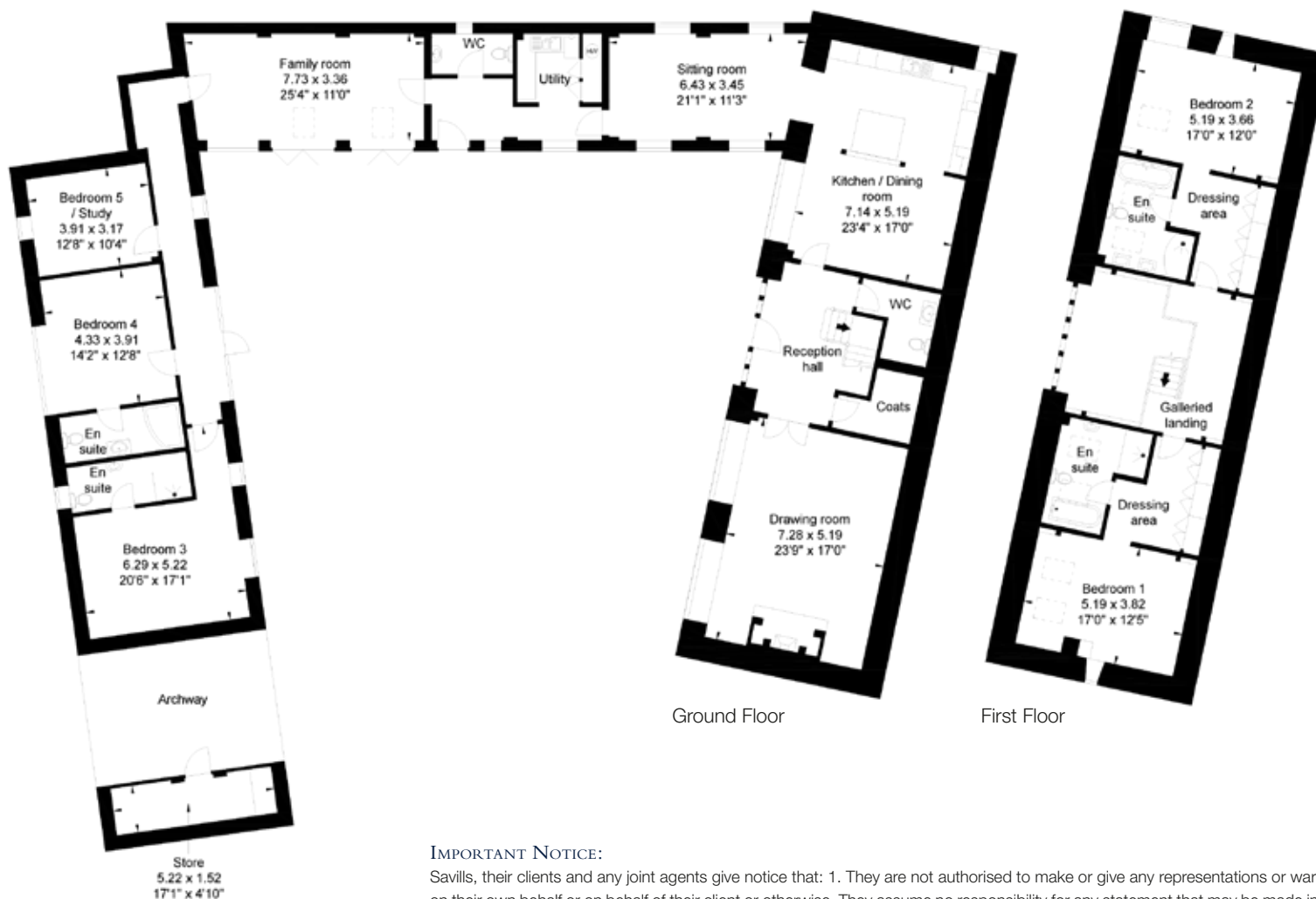
House: 358 sq m (3,855 sq ft)

Annexe: 41 sq m (441 sq ft)

Garage | Garden Store | Store: 59 sq m (635 sq ft)

Total: 458 sq m (4,931 sq ft)

For identification only. Not to scale



### IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 19/08/28 SG. Kingfisher Print and Design Ltd. 01803 867087.



savills