

The Old Brewery

Upper Brailes



HAYMAN-JOYCE

THE OLD BREWERY

UPPER BRAILES
BANBURY
OXFORDSHIRE
OX15 5AX

A MOST INTERESTING PERIOD
FORMER BREWERY, LOCATED IN
THE HEART OF THE VILLAGE.

SITUATION

Within the villages of Upper and Lower Brailes are a variety of shops, including butcher, general stores and newsagents
The George Inn, which occasionally hosts a pop-up Post Office
13th Century St. George's Church, primary school, village hall and pavilion

The Brailes Show is held yearly

Larger range of amenities can be found at Shipston-on-Stour, Moreton-in-Marsh and Chipping Norton

Larger centres within easy reach are Stratford-upon-Avon, Leamington Spa, Banbury and Birmingham

Junction 11 of the M40 is at Banbury

The Members' Club, Soho Farmhouse, is about 12 miles away
Although Brailes is in Warwickshire, the correct postal address for the village is Oxfordshire

Rail services from Moreton-in-Marsh and Banbury provide links to London Paddington and Marylebone respectively

Guide Price £650,000
No Chain

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- Originally believed to be built in 1841 and converted into a residential property around the middle of the Century, The Old Brewery has gone through a number of reiterations in its lifetime, initially as a warehouse, then as an active brewery, and eventually evolving into the village band house
- The property has been owned by the same family for last 40 years, who have created a highly individual and distinctive family home, with a number of improvements over the years, which include good-quality double-glazed sash windows to the front elevation, a spacious garden room with power, light, ceiling fans and radiator heating and a highly contemporary fitted kitchen, to name a few
- On the ground floor, the dual-aspect sitting room has an attractive cast-iron fireplace with decorative tiled inserts and paved hearth, incorporating a coal-effect electric fire, and a double-glazed sash window with the original window seat and wooden shutters
- The modern fitted kitchen has a good selection of flush wall and base units, including a pull-out pantry cupboard, red quartz work surfaces, ceramic counter-top sink and an integrated Bosch dishwasher, as well as space for an AGA and a conventional electric oven
- Off the kitchen, is the side lobby with exposed stone walling and quarry tiled flooring, providing additional access to the front of the property, as well as rear access to the large wooden-framed garden room and the cloakroom/utility
- The garden room offers light, power, heating, exposed painted stone walling and contemporary wall lighting. Both French doors and a sliding door open to the side and rear gardens
- To the first floor, are three double bedrooms, with occasional bedroom four on the second floor
- The principal bedroom is particularly generous in size, with three wardrobe cupboards, twin sash windows to the front aspect and double doors opening to the adjoining en-suite shower room with fitted rain-shower
- Bedrooms two and three are serviced by the large vintage-style family bathroom with an electric power shower over the panelled bath
- Leading from the first floor landing via an enclosed staircase, is the impressive fully-vaulted second floor, with incredible panoramic views, an exposed A-frame, stone-built fireplace incorporating a cast-iron wood burner, wood laminate flooring throughout and a contemporary aluminium balustrade with glass panel inserts. The whole space offers a number of purposes, not to mention, a great party room
- Off the studio is the triple aspect occasional bedroom four with fantastic far-reaching views
- EPC Band E
- If this is a lettings investment, we would recommend a lettings guide price in the region of £2,250 pcm

OUTSIDE

- From the garden room are two paved areas, one of which features steps rising to an elevated terrace with decorative slate chippings
- Beyond the second paved terrace adjoining the garden room lies an idyllic lawned section of garden, complemented by an enclosed kitchen garden, well stocked mature flower and shrub borders and a timber-built studio/shed. The whole area enjoys a good degree of privacy and seclusion
- The boiler is conveniently housed outside

DIRECTIONS

- Entering the village from Shipston-on-Stour on the B4035 the property will be found on the left just after The Gate Inn public house (now closed)
- what3words: functions.memo.line

SERVICES

- Mains water and electricity are connected
- Oil fired central heating
- Full fibre is available with download speeds of around 900Mbps
- Average broadband speeds advertised within this postcode are up to 52.8 Mbps if provider is BT

OUTGOINGS

- Council tax – band E
- Tax payable for 2026/27 - £3,089.61

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

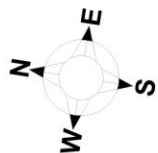
H A Y M A N - J O Y C E
01608 651188

MIM240589 / 628070

IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





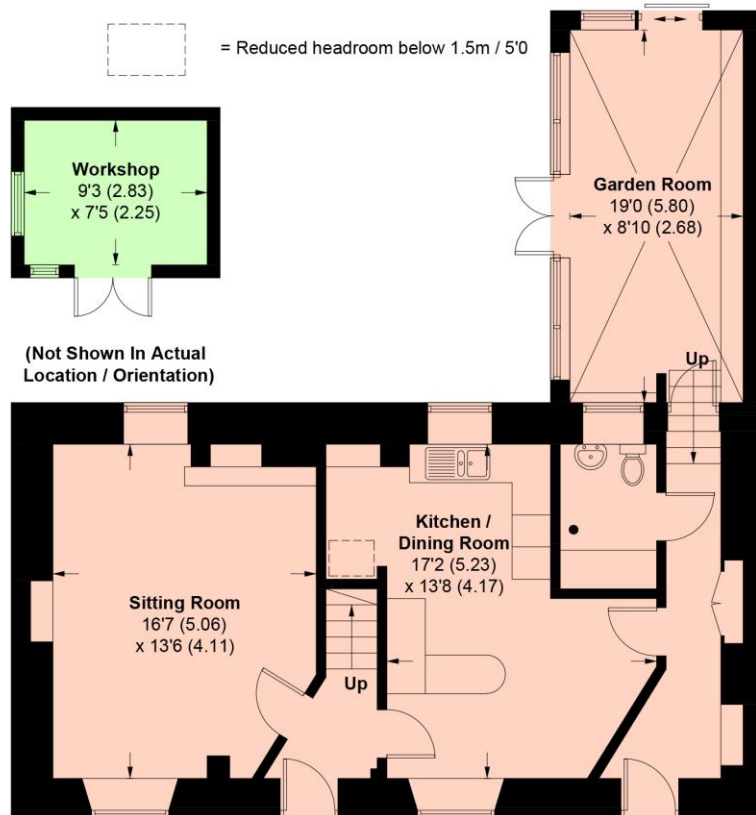
The Old Brewery, Upper Brailes, Banbury, OX15 5AX

Approximate Area = 201.9 sq m / 2173 sq ft

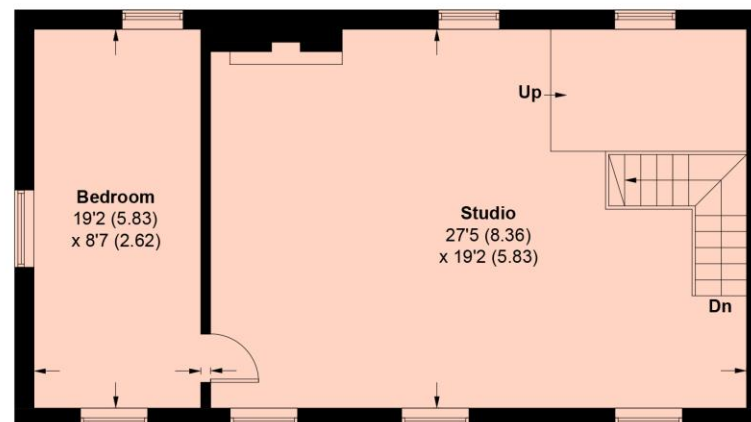
Workshop = 6.4 sq m / 69 sq ft

Total = 208.3 sq m / 2242 sq ft

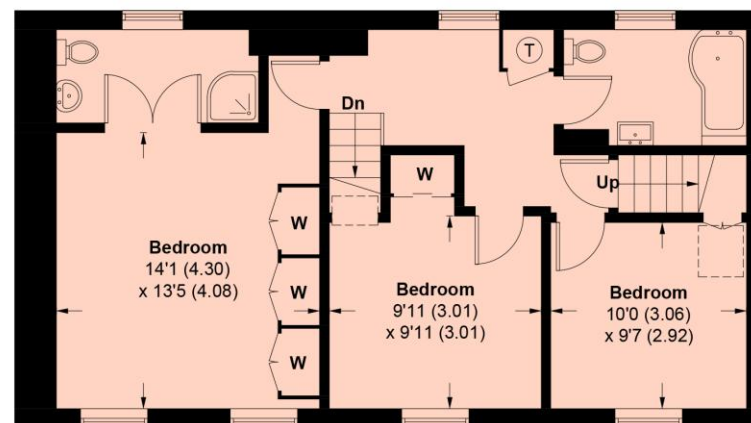
For identification only - Not to Scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k