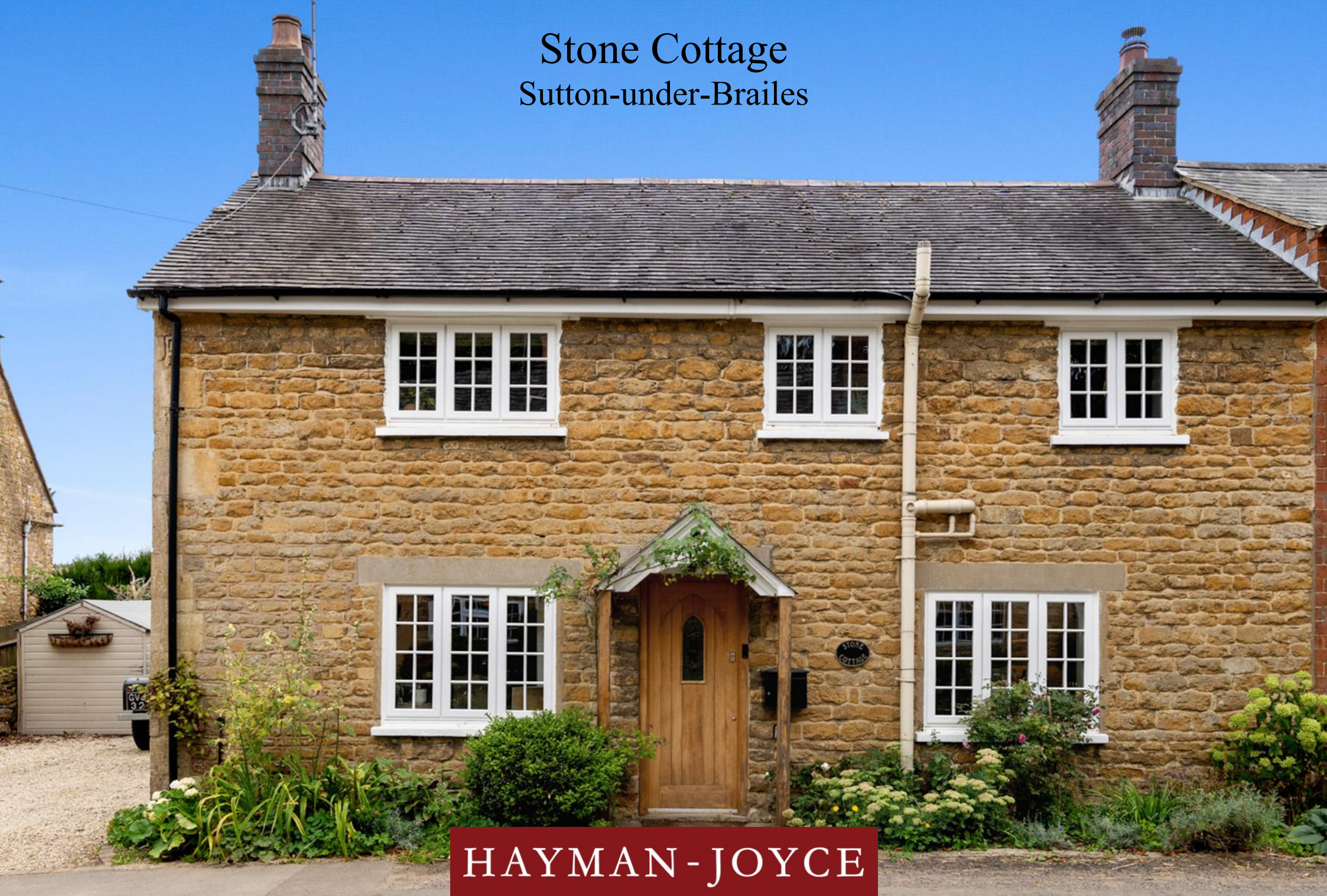


# Stone Cottage

## Sutton-under-Brailes



HAYMAN-JOYCE



# STONE COTTAGE

SUTTON-UNDER-BRAILES  
BANBURY  
OXFORDSHIRE  
OX15 5BE

PRETTY DOUBLE-FRONTED  
COTTAGE WITH THREE RECEPTION  
ROOMS, IMPRESSIVE ROOF TERRACE  
AND COURTYARD GARDEN.

## SITUATION

Nestled at the foot of the rolling Brailes Hills within the Cotswolds National Landscape (Area of Outstanding Natural Beauty), Sutton-under-Brailes is a picturesque and highly sought-after village offering an enviable blend of rural tranquillity and community spirit.

The neighbouring village of Brailes, just 1.5 miles away, offers local shops, a garage, a Church of England primary school and is home to The George at Brailes. Nearby, residents can also enjoy The Cherington Arms and the recently reopened Norman Knight in Whichford, a popular destination gastro pub.

A network of footpaths and bridleways provides excellent opportunities for walking, cycling and horse riding through the surrounding countryside.

The property is ideally placed for some of the Cotswolds' most desirable towns and villages, including Moreton-in-Marsh (15mins), Chipping Norton (20mins), Stow-on-the-Wold (30mins) and Shipston-on-Stour (10mins).

Soho Farmhouse is approximately 25 minutes away, while the award-winning Daylesford Organic Farm Shop and The Club by Bamford are around 20 minutes from the property.

Mainline rail services to London and Birmingham are available from Moreton-in-Marsh and Banbury.

Guide Price £715,000

**HAYMAN-JOYCE**

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Gloucestershire  
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[moreton@haymanjoyce.co.uk](mailto:moreton@haymanjoyce.co.uk)











## THE PROPERTY

- Pretty double-fronted late 19th Century semi-detached stone cottage, originally extended in the 1970's, with a later two-storey addition in 2015, creating an impressive fitted kitchen and principal bedroom suite with open balcony providing outstanding countryside views
- To the front of the cottage, are two spacious reception rooms
- The formal sitting room has an attractive fireplace incorporating a Clearview cast-iron wood burner with oak wooden mantel and slate hearth, original central ceiling elm beam and wood laminate flooring
- The dining room, which is particularly spacious in size, has wood laminate flooring, and French doors opening to the large courtyard garden
- Family room/study with wood-laminate flooring, incorporates a home office with integrated desk, base cupboard and shelving with inset downlights
- Beautifully-presented utility/cloakroom, consisting of a low-level wc, pedestal wash-hand basin, bespoke fitted cupboards housing the washing machine, separate tumble dryer and immersion tank, as well as wood laminate flooring and attractive wall tiling
- The stunning kitchen is finished to a good standard, offering an excellent selection of wall and floor units, including a large central island with granite work surfaces and incorporating a breakfast bar. There is an integrated stainless-steel Stoves double oven, Bosch dishwasher and stainless-steel Smeg American-style fridge-freezer with flanking wine racks and fitted storage cupboards above. The kitchen is flooded with plenty of natural light, with a part-vaulted glazed ceiling and French doors connecting to the courtyard gardens
- To the first floor, there are three double bedrooms, all with the benefit of bespoke fitted wardrobe cupboards
- The principal bedroom suite is particularly stunning, with a fully-vaulted ceiling, French doors with Juliet balcony and an excellent selection of fitted wardrobes, as well as a well-appointed vintage-style en-suite shower room, with a fitted suite including a vanity unit, wood laminate flooring and part tongue and groove panelling. Of particular note, is the set of French doors which lead onto the splendid roof terrace with a retaining glass balustrade and wood decking, providing magnificent views of open countryside beyond
- The remaining two bedrooms are both serviced by the family bathroom, having a fitted bathroom suite, including groove panelled bath with mixer shower attachment, and wood laminate flooring
- EPC Band D
- If this is a lettings investment, we would recommend a lettings guide price in the region of £2,400 pcm

## OUTSIDE

- The generous south-east facing courtyard garden enjoys a good degree of privacy and is predominantly laid to paving, with original retaining brick walling to the rear, a gravelled area, a timber-built log store and a gated access to the driveway
- To the side of the property is a gravelled driveway providing off-road parking for two vehicles, and access to a shed

## DIRECTIONS

- From Shipston-on-Stour take the A4035 towards Brailes and on reaching Lower Brailes turn right into Sutton Lane
- Proceed for approximately 1.3 miles along Sutton Lane
- Continue past Feldon Valley Golf Club and on reaching Sutton-under-Brailes Stone Cottage will be found on the left as denoted by the agents board
- what3words: marathons.aunts.domain

## SERVICES

- Main water, electricity and drainage are connected
- Oil fired central heating
- Average broadband speeds advertised within this postcode are up to 52.4 Mbps

## OUTGOINGS

- Council tax – currently band E
- Tax payable for 2026/27 - £2,987.79

## 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

MIM260393 / 627092

## IMPORTANT NOTICE

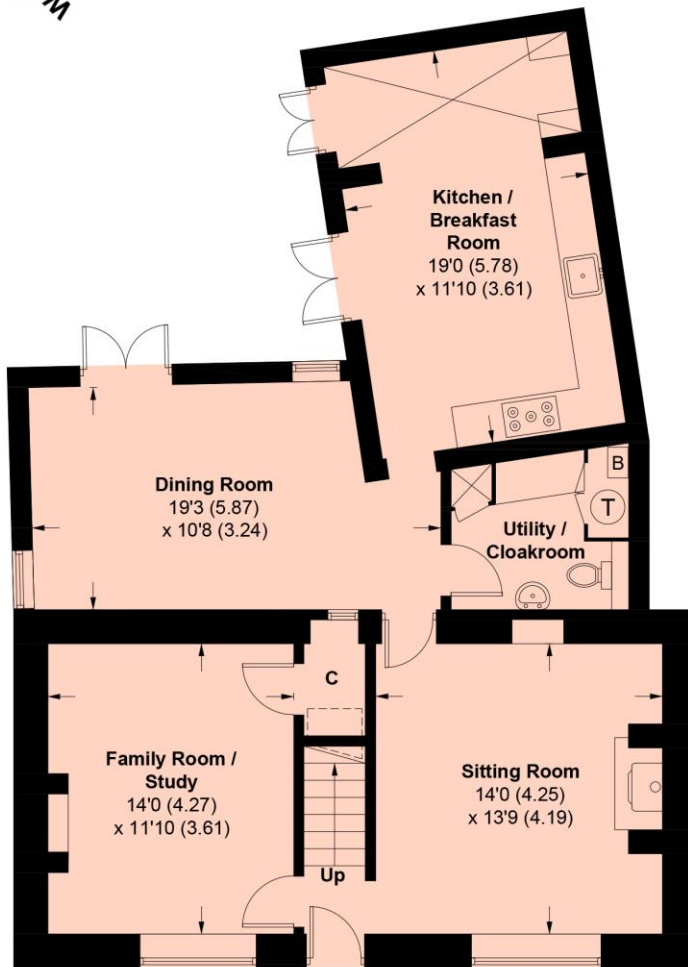
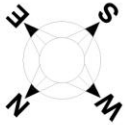
1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We 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.



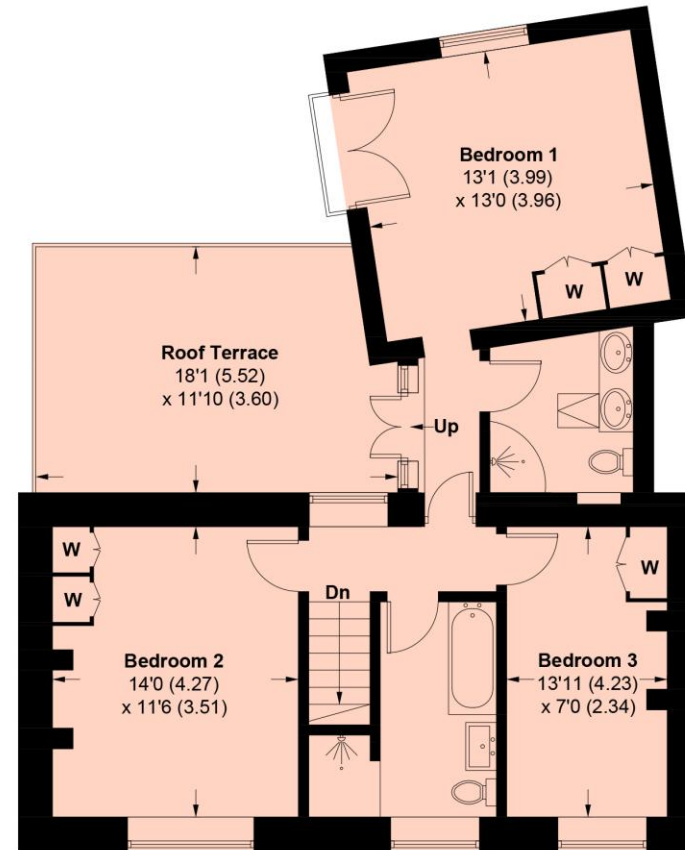


# Stone Cottage, Sutton under Brailes, Banbury, OX15 5BE

Approximate Area = 155.0 sq m / 1668 sq ft  
For identification only - Not to Scale



GROUND 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