Long Compton

Shipston-On-Stour



Mark David

ESTATE AGENTS



LONG COMPTON

SHIPSTON-ON-STOUR

A beautifully presented four bedroom detached stone residence set in a quiet country lane with views over countryside to the rear.

Brief Ground Floor Accommodation
Entrance Hall, Cloakroom, Sitting Room, Family Room, Dining Room, Kitchen/Breakfast Room, Utility Rom.

Brief First Floor Accommodation
Four Double Bedrooms, Two En-Suite Shower Rooms, Family Bathroom.

Brief Outside Space
Own Private Driveway, Off-Street Parking, Attached Garage, Enclosed Rear Garden.

In all about 2457 sq.ft./ 228.23 sq.m.

Guide Price: £899,950









Accommodation

Entrance Hall: Balustrade staircase to first floor level with understairs cupboards with pull out drawers, attractive wooden floor.

Cloakroom: Comprising of a white suite, low level WC, hand wash basin with vanity unit below, part tiled walls, tiled floor.

Sitting Room: Attractive open stone fireplace with stone hearth, double glazed windows to front and side aspect.

Family Room: Attractive wooden floor, double glazed window to front and side aspect.

Dining Room: Attractive wooden floor, double glazed window to rear aspect, double glazed french doors to rear garden with views over fields.

Kitchen/Breakfast Room: Fitted with one and a half bowl sink unit with cupboard underneath, range of mounted wall and base units with worksurfaces and central island. Electric range cooker, integrated dishwasher, space for fridge/freezer, slate tiled floor, double glazed window and french door to rear aspect with countryside views.

Utility Room: Fitted butler sink with cupboard below, range of worksurfaces, plumbing for washing machine and tumble dryer. Freestanding central heating boiler, slate tiled floor, double glazed window to side aspect, half glazed door to rear garden.

First floor landing: Access to loft space with ladder, double glazed velux window to front aspect.

Master Bedroom: Double glazed window to rear aspect with countryside views, two double glazed windows to side aspect. Range of built-in bedroom furniture including wardrobes, drawers and shelving.

En-Suite Shower Room: Comprising of a white suite of double walk-in shower cubicle with shower over, hand wash basin with vanity unit below, low level W.C, part tiled walls, tiled floor.

Guest Bedroom: Double glazed window to front aspect, two velux double glazed windows to side aspect.
En-Suite Shower Room: Comprising of a white suite of double walk-in shower cubicle, with shower over, hand wash basin with vanity unit below, low level W.C, part tiled walls, tiled floor.

Bedroom Three: Double glazed window to front aspect, double glazed velux window to side aspect.

Bedroom Four: Two double glazed velux windows to rear aspect.

Family Bathroom: Comprising of a white suite of freestanding Victorian style bath with mixer shower, hand wash basin with vanity unit below, low level W.C, part tiled walls, tiled floor, double glazed velux window to rear aspect.

Outside

The property is tucked away on a quiet country lane with a gravel driveway and parking for numerous vehicles leading to an attached garage with wooden doors, and has light and power connected. The front garden is enclosed by a wrought iron fence and gates and laid with artificial grass. There is side pedestrian access on both sides of the property, leading to the rear garden.

The rear garden is completely private and not overlooked, with field and countryside views. Gravel pathways lead to a paved seating area, with an artificial lawn and flower beds. There is an outside light and tap.

Situation & Amenities

The lovely village of Long Compton is located in the attractive rolling South Warwickshire countryside, on the Warwickshire/ Oxfordshire borders. The village is surrounded by delightful undulating countryside designated in the main as a Conservation Area and within the Cotswold Area of Outstanding Natural Beauty.

The village is conveniently situated for easy access to both Shipston-on-Stour and Chipping Norton. The former featured in a Sunday Times list of the UK's top market towns to live in. The area is well served by a network of main roads providing access to the larger centres of Oxford, Banbury and Stratford-upon-Avon all of which provide first class educational establishments in the state and public sectors, as well as providing a wide range of cultural and leisure facilities.

The M40 (J11) at Banbury provides access north to Birmingham and the Midlands and south to Oxford and London. There are mainline stations at Banbury and Moreton-in-Marsh with regular rail services to London Marylebone and Paddington respectively.

Distances

Shipston on Stour c. 5 miles
Chipping Norton c. 5 miles
Banbury c. 13 miles
Warwick c. 22 miles
Leamington Spa c. 23 miles
Birmingham c. 51 miles
London c. 78 miles
Moreton-in-Marsh to London, c. 90 minutes









Services

The property has oil fired central heating throughout. Mains drainage, water and electricity are also connected to the property

Fixtures & Fittings

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

Tenure

Freehold

Local Authority

Stratford-On-Avon
Council Tax Band: E

Viewings

Strictly by prior appointment only with the agents, Mark David Estate Agents, Chipping Norton
01608 644944

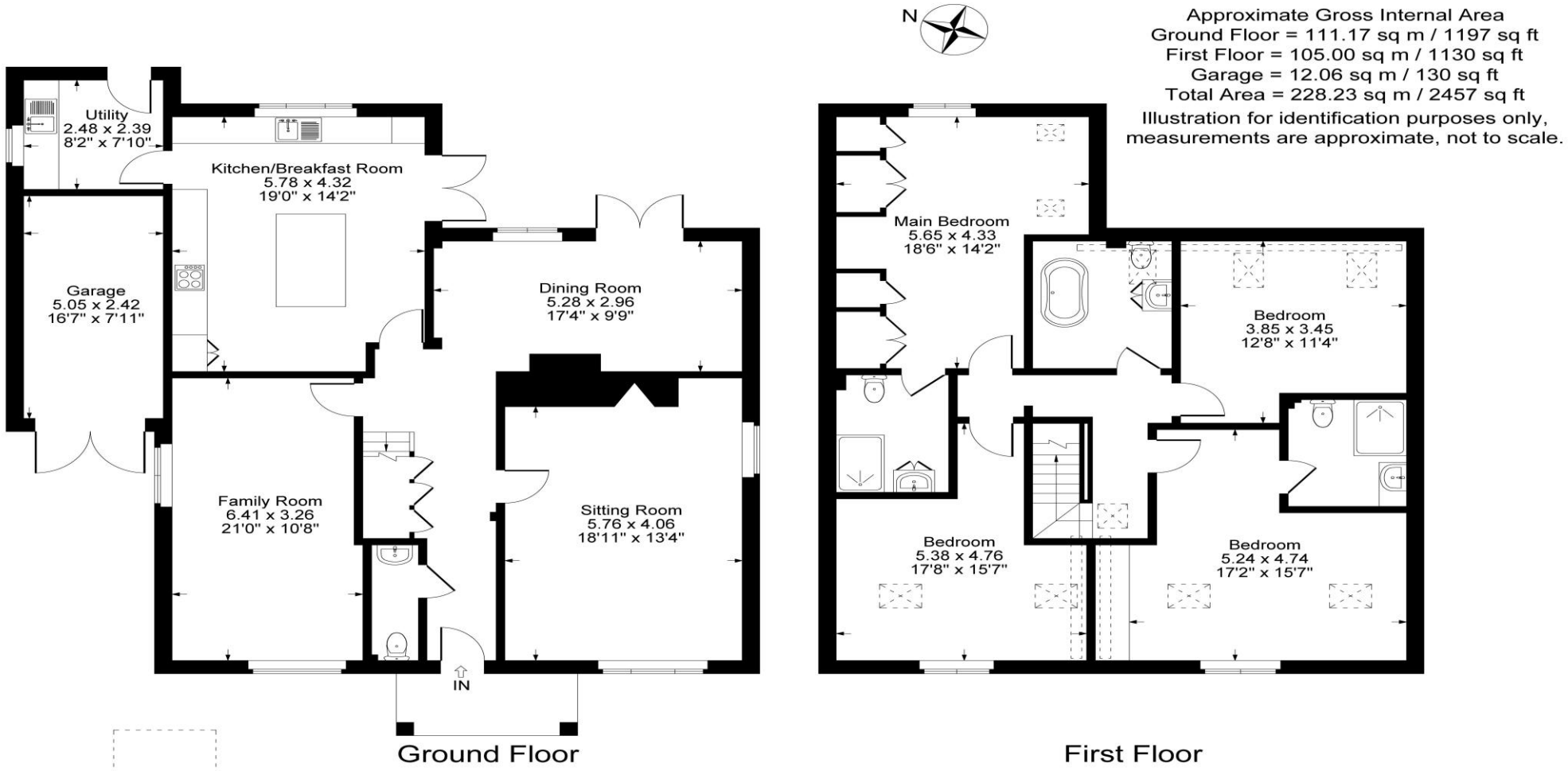
Buyers Purchase Fee:

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.









Mark David

ESTATE AGENTS

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