



EDGEHILL VIEW

Little Dasset, Southam, Warwickshire



A CHARMING DETACHED PROPERTY IN AN IDYLIC RURAL POSITION

Situated at the foot of the Burton Dassett Hills Country Park with a gated driveway, spacious garden, and stunning open countryside views.



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Local Authority: Stratford-on-Avon District Council. Telephone: 01789 267575.

Council Tax Band: E

Services: Mains electricity and water are connected to the property. Air source central heating. Private drainage (last serviced in 2024).

Tenure: Freehold.

What3words: ///frightens.cringes.hoofs



SITUATION

Edgehill View is situated in Little Dasset, a medieval settlement located at the foot of the Burton Dasset Hills. Little Dasset is located between the two south Warwickshire villages of Fenny Compton and Northend. Half a mile from the property, Northend offers a public house, The Lost Pug, a post office, a church, and a village hall. The neighbouring village of Fenny Compton, less than 2.5 miles away, has a number of facilities, including a church, primary school, health centre, supermarket, post office and public house, The Merrie Lion. Further shopping and services can be found in the market town of Banbury, Warwick and Leamington Spa. Edgehill View is well positioned for the commuter; there is a direct Chiltern Railways service from Banbury to London Marylebone. There is also excellent access to the M40 (J12) at Gaydon or at Banbury (J11).

Northend 0.5 mile, Fenny Compton 2.5 miles, Bishop's Itchington 5.1 miles, Kineton 5.6 miles, Banbury 9 miles, Warwick 12 miles, Leamington Spa 12 miles, Stratford-upon-Avon 18 miles, Birmingham International Airport 30 miles (distances and time approximate)









EDGEHILL VIEW

Edgehill View is a charming, detached property constructed from Hornton stone under a tile roof. The property is elevated with far-reaching, open countryside views and benefits from a private gravelled driveway with a wooden gated entrance and ample parking for several cars.



Stone-paved steps rise to the front door, which opens to a bright and airy entrance hall providing access to a WC. Straight ahead, a wooden door leads to a spacious dining and sitting area, separated by an impressive chimney breast, complete with a double-sided wood-burning stove. The triple-aspect sitting area offers delightful views of the garden and paddock and glazed bi-fold doors open to the stone-paved patio and garden beyond. The dining area flows into the kitchen, complete with tiled flooring, an integrated oven with a tiled splash back and wooden beam above and fitted units with wooden surfaces. The kitchen provides space for a washing machine, dishwasher and fridge/freezer. The ground floor further extends to a utility room with tiled flooring, a sink and an external glazed door.



Steps in the dining area rise to the first-floor landing, which provides access to two generous bedrooms: one with French doors and a Juliet balcony offering far-reaching countryside views, and the other with fitted wardrobes. The first floor further extends to a modern family bathroom, complete with a fitted bath, shower unit, wooden flooring and a Velux window.





OUTSIDE

Externally, the property benefits from an array of outbuildings in excellent condition, which include two wooden stables, a tack room, a single garage and a double garage.

The spacious garden is a particular feature of the property, offering complete privacy and seclusion. The garden is principally lawned, with a scattering of mature trees and well-stocked herbaceous flower beds to the front of the property. A stone-paved patio wraps around the perimeter of the property and is separated from the lawned garden to the rear by a low retained wall constructed from Hornton stone. The garden is bordered by a mature hedgerow and post and stock-wire fencing, and the lawn is separated from the gravelled driveway by wooden post and rail fencing.

Adjoining paddock land could be available by separate negotiation.



Edgehill View

Cattle Grid

127.8m

133.0m

The Bungalow

Edgehill
View

Total area =
1.15 acres approx.



Right of way

LDS Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL

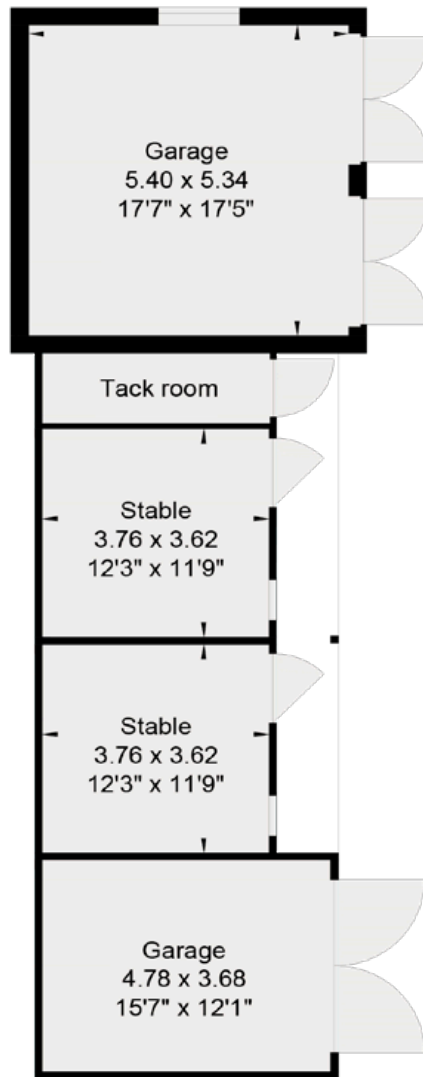
(e) planprep@lds-survey.co.uk



Date: 13:03:25 Drawn By: Scale: 1:750 @ A4 Plan No: 19815

Title
Edgehill View

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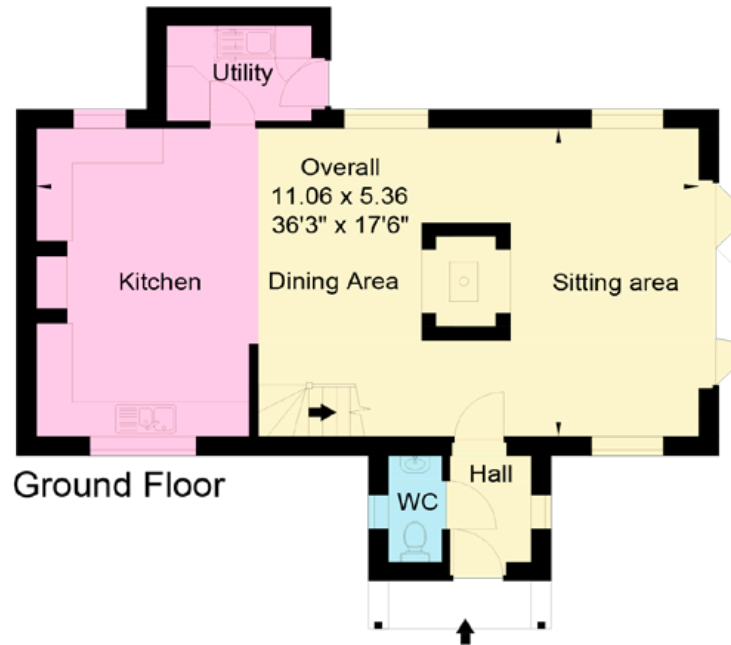
Outbuilding

Not shown in
actual location /
orientation

Approximate Gross Internal Area
House: 129 sq m (1,389 sq ft)
Outbuildings: 82 sq m (883 sq ft)
Total: 211 sq m (2,272 sq ft)



First Floor



Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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Date: 17 March 2025
Our reference: STR012264730

Edgehill View, Little Dasset, Southam, CV47 2TX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £580,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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