



East Cottage, Long Compton



Pretty grade II listed cottage with delightful gardens.

Long Compton is a sought-after village in South Warwickshire with numerous local facilities, including a village shop, a new micro restaurant Oxheart, an excellent public house, a primary school and a church. This is an outstanding area for walking, with access to a network of footpaths and bridleways linked to the nearby villages of Whichford, Great Rollright and Little Compton. Additional local shopping facilities can be found in the market towns of Shipston-on-Stour, Moreton-in-Marsh and Chipping Norton, including supermarkets

Daylesford Organic Farm Shop is nearby in Kingham; Soho Farmhouse is just a 20-minute drive away. Further leisure and more comprehensive shopping facilities can be found in Cheltenham, Oxford, Stratford-upon-Avon and Banbury. Further state and grammar schools can be found in Stratford, Warwick and Chipping Norton. Private schooling locally includes Kitebrook, Kingham Hill School, Cheltenham Ladies, Cheltenham College and Dean Close. Sporting and leisure facilities nearby include golf at Chipping Norton, Brailes, and Broadway and racing at Stratford and Cheltenham.

Chipping Norton is 4 miles away, Shipton-on-Stour 5 miles, Banbury station 14 miles (Trains to Marylebone 1 hour), Moreton-in-Marsh 6 miles (Trains to London Paddington from 85 minutes). Stratford-upon-Avon is 16 miles, and Oxford is 21 miles. (Distances and times approximate).



The property

East Cottage is a pretty Grade II listed mid-terrace cottage tucked down a quiet lane in the heart of Long Compton. Thought to be an old rope factory, the property has been renovated by the current owner. The cottage has a wealth of period features, including flagstone floors and exposed beams. From the front door, the entrance hall leads through to the kitchen/dining room with a range of units and integrated appliances, including a range oven and space for a dishwasher. Off the kitchen is a useful utility room again with fitted units. The heart of the home is the wonderful sitting room featuring a large inglenook fireplace with an exposed beam, Cotswold surround and an inset bread oven. The rear hall leads out to the garden with a cloakroom off. Upstairs the principal bedroom has an en suite shower room. The two further bedrooms, one with fitted wardrobes, are supported by a family bathroom with bath and shower above.

Grounds

East Cottage sits on the edge of the lane with parking both to the front but also with vehicular access to the rear from School Close. The large sunny gardens is mostly laid to lawn with a mix of mature plants, shrubs and trees. A rear terrace provides a wonderful place to sit out for al fresco entertaining. There is a useful large workshop and store which, subject to any necessary planning consents, could have several uses.

Services

Mains water, electricity, and drainage. Oil-fired central heating

Tenure

Freehold

Local Authority

Cotswold district council, Council tax band C

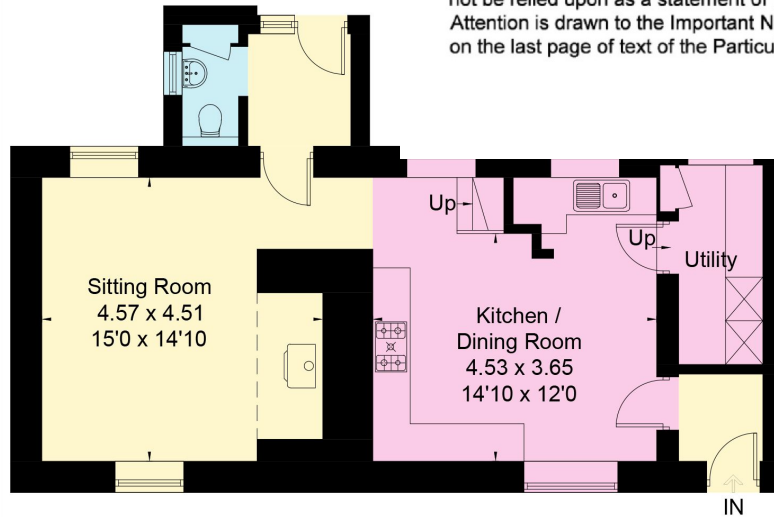
Guide price £650,000



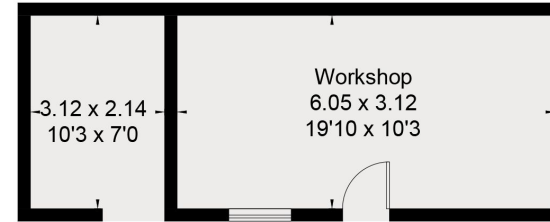
Approximate Area = 114.6 sq m / 1,233 sq ft
 Workshop = 18.7 sq m / 201 sq ft
 Total = 133.3 sq m / 1,434 sq ft
 Including Limited Use Area (6.3 sq m / 67 sq ft)



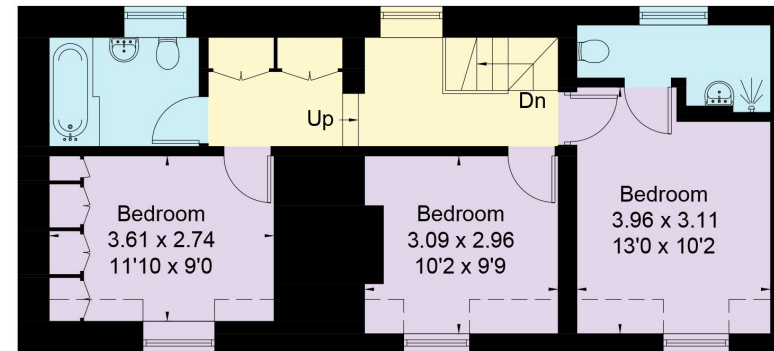
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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Brett House
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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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