



1 Woodway, Long Compton

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# Light and spacious family home in a sought-after location

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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. Walking is outstanding, 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 and a variety of shops. 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 include golf at Chipping Norton, Brailes, and Broadway and racing at Stratford and Cheltenham.



## The Property

1 Woodway is a detached stone property which has been upgraded by the current owners and now offers a beautifully presented family home. The house is situated on a quiet, private lane on the edge of this popular village. The front door leads into the spacious entrance hall with the cloakroom off. No doubt, the heart of the home is the kitchen/dining room with a central island. This is beautifully appointed with a full range of wall and base units, an inset sink with hot water tap and integrated appliances, including a double oven, microwave, induction hob and wine fridge. Bi-fold doors lead out to the rear terrace bringing the outside in. The fitted utility is found off the kitchen with a range of units and a door leading out to the garden. The sitting room has a central fireplace with log burning stove, oak floors and doors to the rear terrace. Also, to the ground floor can be found a study and indoor gym with double height ceiling which could be used as a dining room. Upstairs the principal bedroom has a range of fitted wardrobes and a well-appointed en suite shower room. Two further double bedrooms can be found on this floor with a family bathroom with bath and separate shower. The galleried landing is a particular feature which gives a feeling of space and could be used as a study or reading area. The second floor also has a large landing that similarly could be used as a study area. There are two further double bedrooms with fitted cupboards and a family shower room. All the wardrobes have internal lights fitted.

## Services

Mains water, Air Source heating, electricity and drainage.

## Tenure

Freehold

## Local Authority

Stratford-on-Avon district council, Council Tax band G

**Guide price £925,000**











## Outside

1 Woodway is approached over a private driveway with parking for several cars. The property sits well within its own gardens with an additional lawn area to the front. The rear gardens wrap around the property with far-reaching views over neighbouring farmland. Predominantly laid to lawn the property has mature trees and shrubs including an abundance of fruit trees. The wonderful gardens provide a number of spaces for al fresco dining with the terrace running the entire length of the property. The addition of the raised decking area makes this a wonderful entertaining space. To one side of the house is an Astro turf with outdoor gym bars. The property also benefits from a double garage with electric doors.

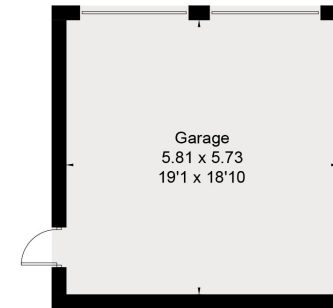




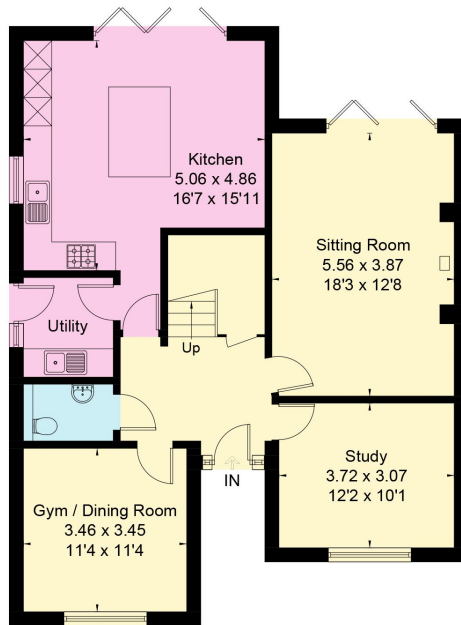
Approximate Area = 203.9 sq m / 2195 sq ft  
 Garage = 33.4 sq m / 359 sq ft  
 Total = 237.3 sq m / 2554 sq ft  
 Including Limited Use Area (8.0 sq m / 86 sq ft)



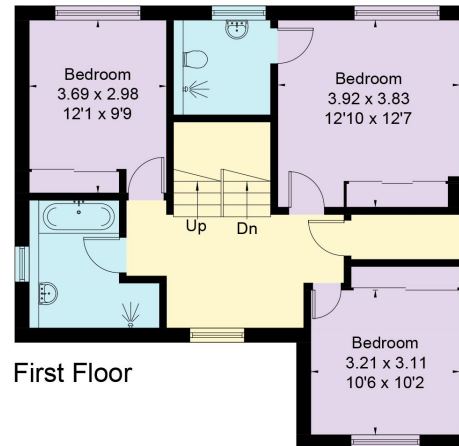
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



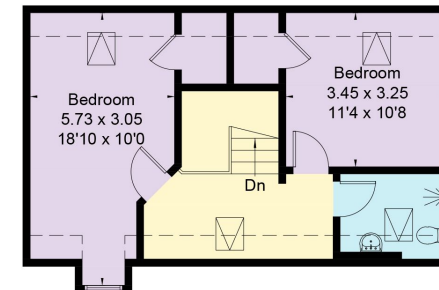
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

Knight Frank  
 Stow-on-the-Wold,  
 Brett House  
 Park Street  
 GL54 1AG  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
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