



1 Rivington Glebe, Little Compton





# Detached Cotswold stone home in sought-after location

Little Compton is a traditional Cotswold village with a popular public house and is ideally located to take advantage of the nearby rail stations of Moreton-in-Marsh and Kingham.

The towns of Moreton-in-Marsh, Chipping Norton, and Stow-on-the-Wold provide day-to-day facilities with a wider range available at the larger commercial centres of Cheltenham, Oxford and Stratford-on-Avon.

There are excellent schools in the area, including Kitebrook House and Kingham Hill, while Cheltenham and Oxford offer further educational opportunities, such as Cheltenham Ladies College and The Dragon School. There are leisure facilities in Moreton-in-Marsh and golf courses at Lyneham, Chipping Norton and Sutton-under-Brailes, racing at Cheltenham, Warwick and Stratford-on-Avon, and theatres in Chipping Norton and Stratford-On-Avon.

Equidistant between Moreton-in-Marsh and Chipping Norton. Stow-on-the-Wold 5 miles, Kingham Station less than 5 miles (mainline trains to London Paddington from 80 mins), Cheltenham 25 miles, Oxford 23 miles, Stratford-on-Avon 20 miles (all distances and time approximate).





## The property

1 Rivington Glebe is situated in the heart of the popular village of Little Compton. Sitting quietly down a private drive and in the grounds of a former rectory, this Cotswold stone property is well presented and placed centrally within its own gardens and grounds. The property has been upgraded and refurbished by the current owner to provide versatile accommodation which will suit a wide range of buyers. The spacious entrance hall with oak flooring has a cloakroom off and leads through to the light and airy sitting room/dining room with doors out to the garden. A contemporary log-burning stove sits to one side. The kitchen has a full range of wall and base units with a breakfast bar and integrated appliances, including oven, hob, extractor fan, dishwasher and fridge/freezer. To one end of the kitchen is a cosy family area. To the other side of the hallway is a double bedroom with a modern en suite shower room. The current owner uses this as a study. Upstairs the spacious principal bedroom has a dressing area with built-in wardrobes and a modern en suite bathroom with a shower above. Also to the first floor is a further double bedroom.

## Outside

1 Rivington Glebe is approached over a shared driveway and then on into a private drive with parking for several cars. Attached to the house is a single garage. The beautiful gardens and grounds surround the property and are particularly private. Mostly laid to lawn, there are mature trees, shrubs and hedges and various places for sitting out to enjoy al fresco entertaining.

## Services

Mains water, drainage and electricity. Electric central heating.

## Tenure

Freehold

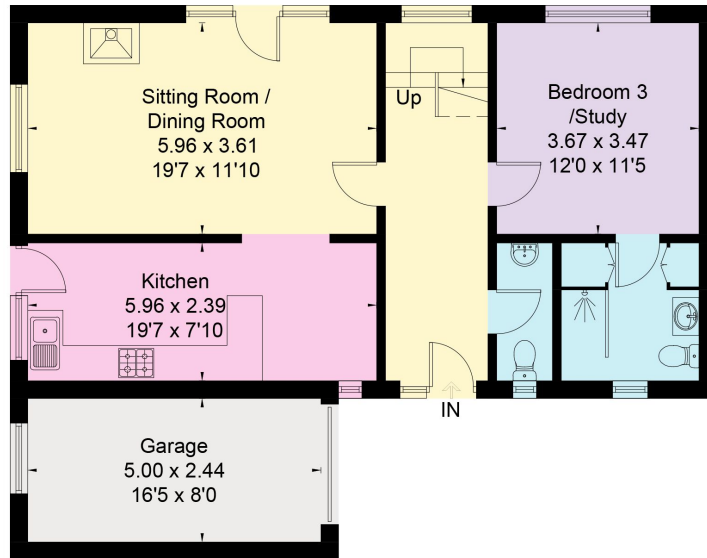
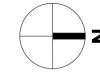
## Local authority

Stafford-on-Avon, tax band E

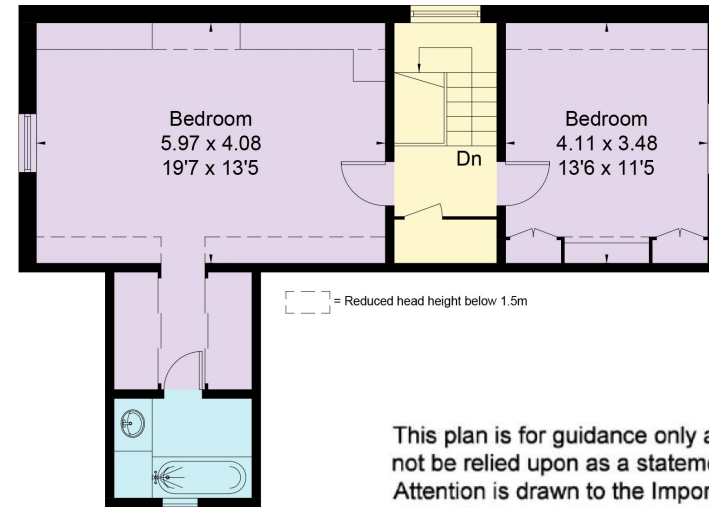
**Guide price £670,000**



Approximate Area = 126.6 sq m / 1363 sq ft  
Garage = 12.2 sq m / 131 sq ft  
Total = 138.8 sq m / 1494 sq ft  
Including Limited Use Area (7.6 sq m / 82 sq ft)



Ground Floor



First Floor

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.

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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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