



Stone Walls, Long Compton



Grade II listed thatched cottage with spacious accommodation

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.

Chipping Norton 4 miles, 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 16 miles, and Oxford 21 miles. (Distances and times approximate)



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The Property

Stone Walls is a quintessential Grade II listed Cotswold stone cottage situated in the heart of this thriving village and is believed to date back to the seventeenth century with later additions. There are a wealth of period features, including exposed beams, wooden floors, characterful fireplaces and beautiful leaded windows with inset stained glass. To one end of the garden is an annexe and garage, which was previously believed to have been the artisan's workshop. To the main cottage, the front door leads into the spacious entrance hall with a triple aspect dining room to one side with attractive arched windows and a cloakroom off. The sitting room has a traditional fireplace with a wood-burning stove, exposed wooden floors and leaded windows. The luxurious bathroom can be found on the ground floor with a stunning freestanding copper and nickel bath. The fully fitted kitchen has a wide range of kitchen cabinets, a range-style cooker and a Belfast sink. A stable door leads out to the rear terrace. Upstairs are two bedrooms, with the principal bedroom having fitted wardrobes. To one end of the garden is a completely separate annexe with a panelled sitting room, double bedroom and shower room. Both cottage and annexe have previously been successful holiday lets.

Outside

There is a charming enclosed rear garden which is predominantly laid to lawn with mature plants and shrubs and a wonderful wisteria. The terrace is ideal for al fresco entertaining, with various sunny spots to sit and enjoy the garden. The single garage is accessed from Crockwell Street.

Services

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

Tenure

Freehold

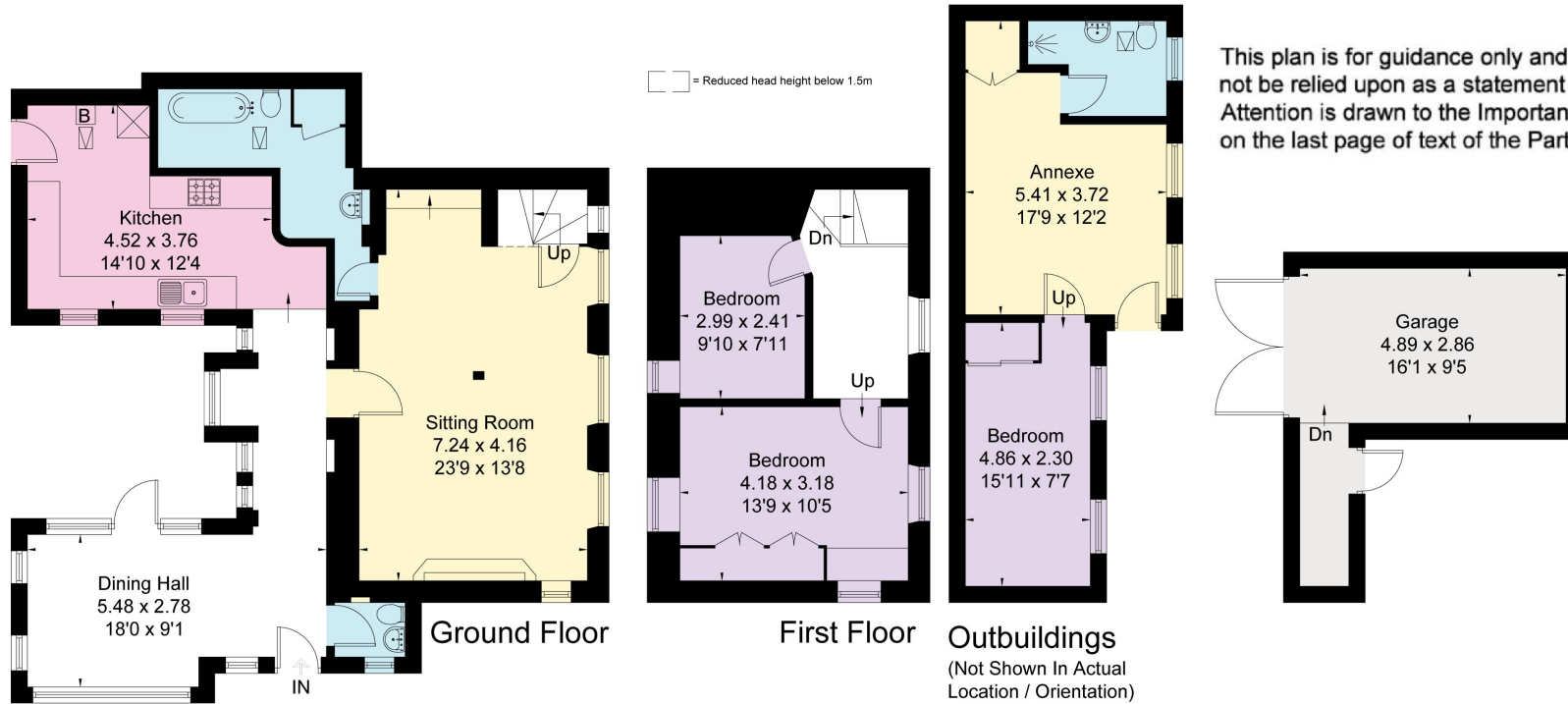
Local Authority

Cotswold District Council, Tax Band E

Guide price £585,000



Approximate Area = 108.6 sq m / 1169 sq ft
 Including Limited Use Area (0.5 sq m / 5 sq ft)
 Outbuildings = 48.1 sq m / 517 sq ft
 Total = 156.7 sq m / 1686 sq ft



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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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