

4 Woodway, Long Compton

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# An exceptional family home with outstanding views

Long Compton is a sought-after village in South Warwickshire with numerous local facilities, including a village shop, 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 various shops. Daylesford Organic Farm Shop is nearby in Kingham; Soho Farmhouse is just a 20-minute drive away.



**Guide price:** £1,000,000

**Tenure:** Freehold

**Local authority:** Stratford-On-Avon

**Council tax band:** G

**Services:** Mains water, electricity and drainage, air source heating, EV charging point.



## The Property

4 Woodway is a detached stone property situated in undoubtedly one of the best positions within this exclusive development. The house is set back on a quiet private lane on the edge of this popular village. The property is presented in immaculate condition by the current owners and offers spacious, well-thought-out accommodation with under-floor heating throughout the ground floor. The entrance hall leads into the well-proportioned entrance hall with a cloakroom off. The well-appointed kitchen/dining/family room runs the entire length of the house, taking full advantage of the beautiful views on offer. The kitchen area is fitted with a full range of units and a central island and is extremely well-appointed with integrated appliances, including double oven, microwave, induction hob, extractor fan, wine fridge, dishwasher and boiling water tap. Bi-fold doors lead out to the rear terrace. The sitting room leads off the hall, offering an ideal entertaining space with a central log burner and bi-fold doors. Also to the ground floor is a useful utility room with a range of units, and door to the outside, and a study. The bedroom accommodation is arranged over two floors. To the first floor, the principal bedroom suite has fitted wardrobes and an en suite bathroom with a separate shower. Two further double bedrooms can be found on this floor, with a family bathroom. On the second floor is a guest suite with en suite shower room and a further double bedroom. All the bedrooms feature fitted wardrobes. Both floors benefit from galleried landing areas, which give a feeling of space and could be used as study or reading areas.

## Outside

4 Woodway is approached over a private driveway with parking for several cars. The property sits centrally within its own gardens and grounds and offers a large terrace ideal for al fresco entertaining. The gardens have been landscaped by the current owners and offer a variety of hedging, well-stocked raised borders and a further garden/paddock area approached via a 5-bar gate. The property boasts enviable far-reaching views across the beautiful Cotswold landscape. 4 Woodway also benefits from a double garage that has upgraded Hormann electric doors and a boarded roof storage space with hatch and ladder access.







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Approximate Area = 218.4 sq m / 2351 sq ft  
 Including Limited Use Area (8.9 sq m / 95 sq ft)  
 Garage = 33.3 sq m / 358 sq ft  
 Total = 251.7 sq m / 2709 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.



**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  
**Helen Waddilove MRICS**  
 01451 600617  
[helen.waddilove@knightfrank.com](mailto:helen.waddilove@knightfrank.com)



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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