



August Cottage, Long Compton



A delightful modern three-bedroom home with countryside views.

Long Compton is a sought-after village in South Warwickshire within the Cotswolds Area of Outstanding Natural Beauty (AONB). The village provides numerous local facilities, including a village shop, a micro restaurant, Oxheart, an excellent public house and a Church. The nearby towns of Moreton-in-Marsh and Chipping Norton provide a superb range of facilities, including supermarkets, a variety of shops and some excellent eateries. Daylesford Organic Farm Shop is nearby, and Soho Farmhouse is just a 20-minute drive away. Schooling in the local area is extensive, with a good primary school in the village and others in the surrounding villages of Great Rollright and Hook Norton. The renowned Kitebrook school is just 4 miles away. A range of state and grammar schools can also be found in Cheltenham, Stratford-on-Avon, Warwick and Oxford. Sporting and leisure facilities in the local area include golf at Chipping Norton, Brailes, and Broadway, leisure centres in Moreton-in-Marsh and Chipping Norton, and racing at Stratford and Cheltenham. Walking is outstanding, with access to a network of footpaths and bridleways.

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).

What3words - ///gains.intention.deputy



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EPC

E



The Property

August Cottage is a beautiful Cotswold stone home built by local builder Johnson and Johnson, who are renowned for using reclaimed materials to enhance the character within their new build homes. The property is situated in the village with the benefit of wonderful countryside views to the rear. The ground floor accommodation comprises an entrance hall with a cloakroom off, a well-proportioned sitting room with dual aspect and double doors leading into the rear garden and a beautiful fireplace with wood burning stove. The kitchen breakfast room has been modernised by the current owners to provide a range of stylish kitchen units with integrated appliances which include an electric Rangemaster, integral fridge/freezer, microwave, dishwasher and wine fridge. The utility room is adjacent to the kitchen, with a door leading into the garden. On the first floor, August Cottage offers three generous bedrooms, which include a principal bedroom with a range of fitted cupboards, en suite shower room and some glorious views to the rear. Two guest bedrooms are on hand, both with fitted cupboards and with a family bathroom to service them.

Garden

The property enjoys gardens to the front and rear which are mainly laid to lawn with a range of mature beds and a wonderful, raised terrace area to enjoy outdoor entertaining. A path leads to the car barn, where parking is on hand for two vehicles with a third space alongside.

Services

The property benefits from mains water, electricity and drainage with oil fired central heating and BT broadband.

Tenure

Freehold

Local Authority

Stratford-upon-Avon, Tax band E

Guide Price £650,000





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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APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House: 123 sq m (1,324 sq ft)
 Car Port: 22.05 sq m (237 sq ft)
 Total: 145.05 sq m (1,561 sq ft)

Knight Frank
 Stow-on-the-Wold,
 Brett House
 Park Street
 GL54 1AG
knightfrank.co.uk

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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