



OLD STABLE COTTAGE, EAST STREET, LONG COMPTON

SECCOMBES

ESTATE AGENTS

**OLD STABLE COTTAGE
EAST STREET
LONG COMPTON
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 5JT**

Situated approximately 5 miles from Chipping Norton, 6 miles from Shipston on Stour and Moreton in Marsh and 20 miles from Oxford.

AN ATTRACTIVE DETACHED THREE-BEDROOM CONTEMPORARY COTSWOLD VILLAGE COTTAGE SET IN A WALLED LANDSCAPED GARDEN WITH AN ORCHARD, DOUBLE GARAGE & OFF-ROAD PARKING.

Entrance Hall, Sitting Room, Dining Room, Kitchen, Cloakroom, Three Bedrooms, Shower Room. uPVC Double Glazing. Oil-Fired Heating. PV & Thermal Solar Panels. Double Garage. Off-Road Parking. Walled Landscaped Garden. Walled Orchard. In all about 0.37 acres/0.15 ha.

Viewing through Seccombes Estate Agents
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Long Compton is a south Warwickshire village situated close to the Oxfordshire border and on the eastern edge of the Cotswold hills. Within the village there is a Parish Church, village stores, Public House and Primary School. The local towns of Moreton in Marsh, Chipping Norton and Shipston on Stour provide a selection of shops, schools and recreational facilities.

The larger centres of Stratford upon Avon, Cheltenham, Oxford and Banbury are accessible. The A3400 runs through the village linking Oxford and Stratford upon Avon. Junction 11 of the M40 motorway is at Banbury. There are main line stations at Banbury and Moreton in Marsh with mainline services south to Oxford and London respectively.

Old Stable Cottage is a detached contemporary Cotswold village stone cottage with stone slate roof understood to have been built in the late

1980s and which may benefit from some improvement. The property offers spacious and well-proportioned cottage accommodation with a large sitting room, dining room and kitchen on the ground floor, together with three bedrooms and a shower room on the first floor.

Outside, and principally situated to the front, is an attractive landscaped, walled garden beyond which is a walled orchard. To the back is a patio with covered pergola cover. In addition, there is a double garage and off-road parking.

The property benefits from PV solar panels for electricity and thermal solar panels for hot water. The accommodation briefly comprises:

Open porch with front door to **Entrance Hall** with shelved **airing cupboard**, **understairs cupboard** and door to **Cloakroom** with w.c. and wash hand basin.



Sitting Room with open fire with stone surround, timber mantel shelf and stone hearth, exposed beams and timbers, two uPVC french doors leading to patio and covered pergola.

Dining Room with two wall light points, exposed beams and timbers. Door leads through to

Kitchen with one-and-a-half bowl and single drainer stainless steel sink unit with fitted cupboards under, fitted base units with work surfaces over, built-in double electric oven, built-in four-ring ceramic electric hob with extractor hood over, fitted wall units with concealed lighting under, plumbing for washing machine and dishwasher, Worcester oil-fired boiler for central heating and hot water. Stable door to patio.

From the entrance hall stairs rise to the first floor **Landing** with exposed beam, shelved **linen cupboard**.

Bedroom One with exposed beams, built-in double wardrobe.

Family **Shower Room** with shower cubicle with Mira electric shower unit, wash hand basin with built-in cupboards under, w.c.

Bedroom Two with exposed beams, built-in double wardrobe.

Bedroom Three with built-in single wardrobe, double store cupboard.

GARAGE & CAR PARKING

Double Garage with two single up-and-over doors (one electric), power and light connected, oil tank. To the side is a gravelled area offering **Off-Road Parking** and double gates lead through to a brick paviour forecourt offering **Further Parking**.

GARDENS & ORCHARD

The **Garden**, which is about 47'0"/14.33m max. wide x 45'0"/13.72m deep, has been attractively landscaped and walled and situated principally to the front of Old Stable Cottage. Immediately adjoining the property is a brick paviour forecourt, beyond which the garden is lawned and surrounded by well-stocked flower and shrub borders.

A paved pathway leads around the side of Old Stable Cottage to a paved patio at the back of the property with a covered pergola over part and shrub border beside.

Situated beyond the front garden a walkway leads through to the **Walled Orchard** about 114'0"/34.75m wide x 72'0"/21.95m deep with a paved path with flower and shrub border beside leading down past the Eastern boundary. Within the orchard there are a number of fruit and ornamental trees including a fine oak tree.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Services

Mains electricity, water and drainage are connected to the property. Worcester oil-fired boiler for central heating and hot water. Solar PV panels for electricity and solar thermal panels for domestic hot water.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band F.

Energy Performance Certificate

Current: 59 (D) Potential: 66 (D)

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Directions

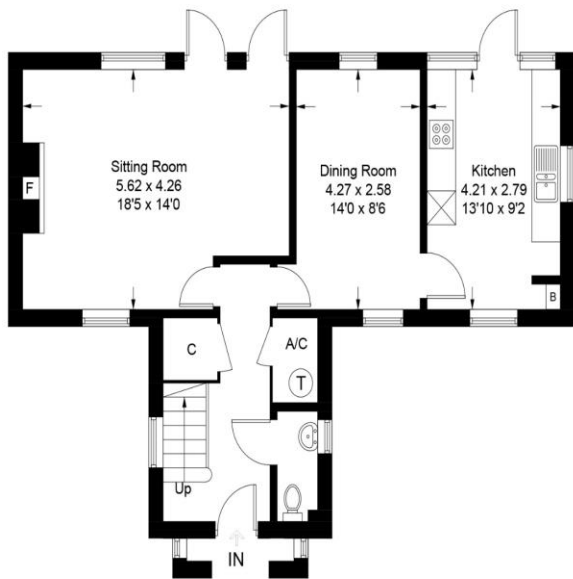
From Shipston on Stour take the A3400 south for Oxford and Chipping Norton. After about 6 miles, on entering the village of Long Compton, continue past the village church and shop on the right and a short distance before the village hall on the right, turn left into East Street. In East Street, after about 75 yards, take the first turning left and head to the garages at the end. The gateway to Old Stable Cottage is on the left and just before the garages.

IMPORTANT NOTICE

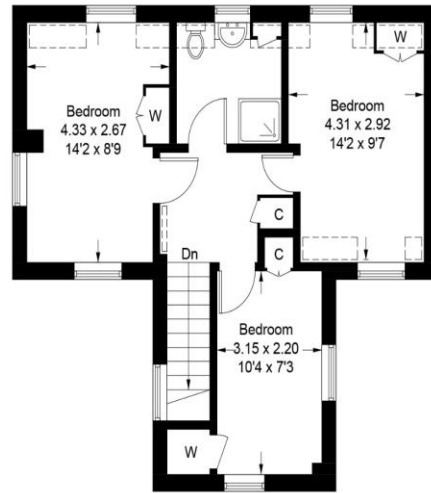
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S3069/F010/28.07.2022





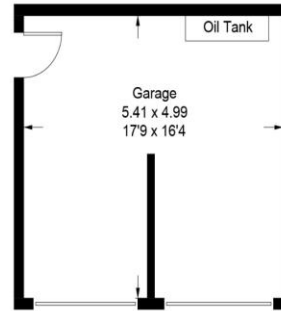
Ground Floor



First Floor



= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 108.4 sq m / 1167 sq ft
 Garage = 27.2 sq m / 293 sq ft
 Total = 135.6 sq m / 1460 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID880328)



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