



3 GOLD STONE COURT, LONG COMPTON

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ESTATE AGENTS



**3 GOLD STONE COURT  
LONG COMPTON  
SHIPSTON ON STOUR  
WARWICKSHIRE  
CV36 5JS**

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

**AN OUTSTANDING AND WELL-APPOINTED DETACHED INDIVIDUAL ARCHITECT-DESIGNED NEW COTSWOLD STONE HOUSE WELL-SITUATED ON THE EDGE OF THE VILLAGE WITH FAR-REACHING VIEWS, GOOD OFF-ROAD PARKING, DOUBLE GARAGE AND ENCLOSED GARDEN INCORPORATING A SMALL ORCHARD.**

Entrance Hall, Living Room, Kitchen/Dining Room, Cloakroom, Three Double Bedrooms, Two Bathrooms (One En-Suite). Double Glazing. Air-Source Heat Pump. Double Garage. Good Off-Road Parking. Enclosed Garden incorporating small Orchard.

**Viewing through Seccombes Estate Agents, Shipston on Stour  
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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. In addition, the well-known Rollright Stones are close by.
- 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.
- **3 Gold Stone Court** is an outstanding and well-appointed individual architect-designed detached Cotswold stone house well-located on the edge of the village with far-reaching views over the surrounding countryside. The property offers well-presented and well-proportioned accommodation with three double bedrooms and two bathrooms (one en-suite) on the first floor, with a living room and kitchen/dining room on the ground floor.
- The kitchen and bathrooms are well-appointed.



- The gross internal area of the house is about 143.64sqm/1,546sqft with the garage being about 34.02sqm/368sqft.
- The double garage is incorporated within the structure of the house and situated to the front there is ample private parking. To the back and side is an enclosed garden including a small orchard area.

Brief specification:

#### Kitchen

- Bespoke fitted kitchen and worktops including breakfast bar
- Integrated appliances including electric oven, induction hob, extractor fan, fridge/freezer, dishwasher, washing machine, fridge and freezer and microwave

#### Bathroom and En-Suite

- White sanitary ware throughout
- Baths with shower units and screens over
- Ceramic wall tiling and floor tiling
- Heated towel rails to bathroom and en-suite

#### General

- Designed and constructed in accordance with current 10- year building regulations and planning consent
- Tenure and insurance warranty through NHBC

- Traditional cavity wall construction with high levels of cavity insulation with traditional stone and blockwork walls
- Double-glazed windows throughout
- Heating and hot water supplied by air-source heat pump
- Underfloor heating to the ground floor and first floor
- Built-in wardrobes and bedroom furniture
- Ample electric points throughout
- Smoke detectors installed in accordance with IEE regulations

#### External

- Double garage incorporated within the structure of the property
- Electric car charging point
- Ample private off-road parking
- Paths and patio finished to high standard
- External tap
- Enclosed landscaped garden with small orchard area.

### GENERAL INFORMATION

#### Tenure

The property is offered freehold with vacant possession.

#### Warranty

The property will be issued with a 10-year tenure warranty through NHBC

#### Council Tax

This is payable to Stratford on Avon District Council. The property will be assessed for council tax upon completion of the work.

#### Services

Mains electricity, water and drainage will be connected to the property. Air heat-source pump for heating and hot water.

#### Energy Performance Certificate

To be assessed.

#### Directions

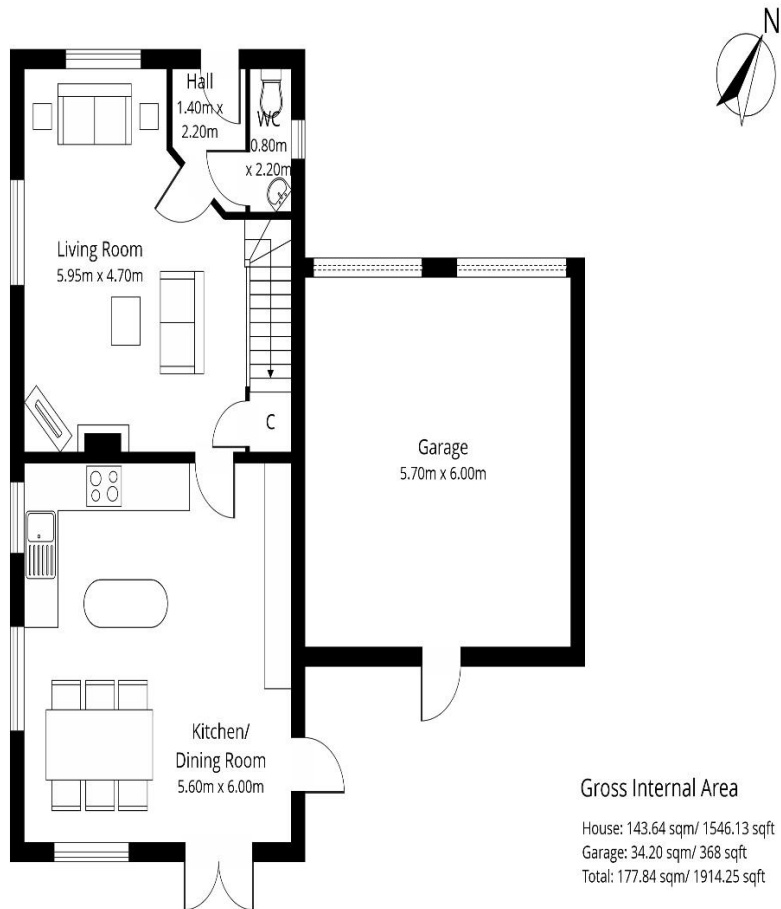
#### Postcode CV36 5JS

From Shipston on Stour take the A3400 south for Chipping Norton and Oxford. After about five miles, one enters the village of Long Compton. Continue past the Church, village shop and Red Lion Inn on the right. A short distance after the car park to the Red Lion Inn, take the first right turn and proceed up the roadway and 3 Gold Stone Court will be found straight ahead.

#### 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 principal photograph is a computer-generated image. The images of the kitchen and bathroom are for illustrative purposes only. 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/S3065/F005/23.09.2022**



#### Gross Internal Area

House: 143.64 sqm/ 1546.13 sqft  
 Garage: 34.20 sqm/ 368 sqft  
 Total: 177.84 sqm/ 1914.25 sqft



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