



CHELSEA COTTAGE, LONG COMPTON, NR SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

**CHELSEA COTTAGE
MAIN STREET
LONG COMPTON
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.

A WELL PRESENTED SPACIOUS FOUR BEDROOM HOUSE, SET IN ATTRACTIVE ENCLOSED LANDSCAPED GARDENS WITH FAR-REACHING COUNTRYSIDE VIEWS, SEPARATE GARAGE AND OFF ROAD PARKING.

Entrance Hall, Sitting Room, Conservatory, Dining Room, Kitchen/Breakfast Room, Utility/Cloakroom, Ground Floor Shower Room, Four Bedrooms, Family Bathroom, Shower Room. uPVC Double Glazing. Oil-Fired Heating. Enclosed Landscaped Garden. Garden Room. Garage. Off-Road Parking.

Viewing through Secombes Estate Agents, Shipston on Stour



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.

Chelsea Cottage is an attractive four-bedroom stone village house which is attached to the adjoining property and was built in the 2000s. The property offers well-presented spacious and well-proportioned accommodation benefiting from uPVC double glazing and oil-fired heating.

Outside to the front is a lawned area set behind wrought iron railings. The rear of the property is approached under the archway, through double wooden gates leading to gravelled parking with garage beside, and an attractive enclosed landscaped garden, with outstanding views over the surrounding countryside. The accommodation briefly comprises:

Entrance Hall with stairs to first floor. Glazed double doors leading to

Sitting Room with window to side, feature fireplace and doors to **Conservatory** overlooking the garden, with underfloor heating.



Dining Room with feature fireplace with marble hearth, window to front.

Kitchen/Breakfast Room double aspect and well-appointed with one and a half bowl stainless steel sink and drainer unit, fitted base units with work surfaces over, fitted wall units with concealed lighting under, Neff built-in double oven, four-ring electric hob with extractor over, integral fridge/freezer, integral Neff dishwasher and ceramic tiled floor. Door to **Boot Room** with fitted cupboards and work surface over, space for dryer, door to garden.

Utility with fitted wall unit, ceramic sink and drainer unit with cupboard under and work surface over, with plumbing for a washing machine and w.c.

Shower Room walk-in shower cubicle.

From the hall stairs rise to

First Floor Landing with airing cupboard.

Bedroom One double aspect, with fitted double wardrobes and walk-in wardrobe.

Family Bathroom part tiled with bath with shower attachment, wash hand basin, w.c., electric towel rail, laminate floor.



Bedroom Three with window to front.

Shower Room part tiled with ceramic tiled floor, wash hand basin, shower cubicle and w.c.

Bedroom Four/Office

Across the **landing** and stairs to **Bedroom Two** with window to garden, loft access.

GARAGE AND PARKING

Through the archway, with double wooden gates, gravelled parking area and spacious **Single Garage**.

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

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

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



Services Mains electricity, water and drainage are connected to the property. Oil-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: D (66) Potential: C (79)

Directions

CV36 5JR

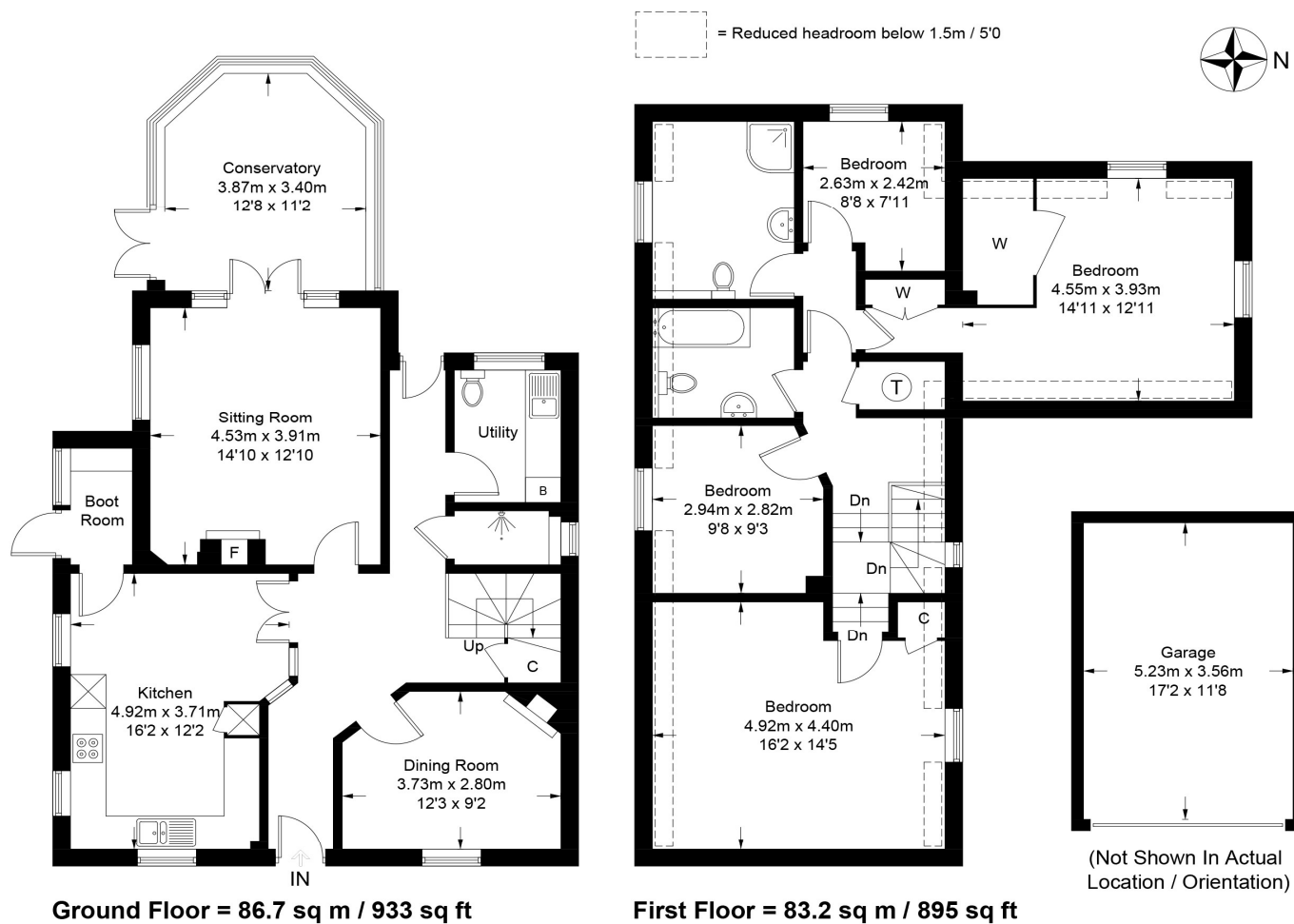
From Shipston on Stour, head south on the A3400 for Oxford and Long Compton. Proceed into the village and proceed past the Church and village shop. After about a further 150 yards, Chelsea Cottage is situated on the right, just before the village hall.

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/S3112/F005/03.04.2023

FLOOR PLANS



Approximate Gross Internal Area = 169.9 sq m / 1828 sq ft

Garage = 18.6 sq m / 200 sq ft

Total = 188.5 sq m / 2028 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID952141)



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