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ESTATE AGENTS



3 BACK LANE, LONG COMPTON

**3 BACK LANE
LONG COMPTON
Nr SHIPSTON ON STOUR
CV36 5LG**

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

A TWO BEDROOM MID-TERRACE BUNGALOW OFFERING POTENTIAL WITH LARGE SINGLE GARAGE, OFF ROAD PARKING AND ENCLOSED GARDEN

LARGE PART-BOARDED ROOF SPACE OFFERING POTENTIAL FOR ADDITIONAL ACCOMMODATION, (SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENTS)

Entrance Hall, Living Room, Kitchen, Two Bedrooms, Shower Room. Large Single Garage. Off Road Parking. Enclosed Garden

Viewing through:
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- **Long Compton** is an attractive and popular south Warwickshire village situated on the eastern edge of the Cotswold Hills, and close to the Oxfordshire border.
- Within the village there is a fine Parish Church, active village stores, renowned Red Lion Inn and primary school.
- The local towns of Moreton in Marsh, Chipping Norton and Shipston on Stour are easily accessible and provide a good selection of local shops, schools and recreational facilities.
- **3 Back Lane** is a mid-terrace two-bedroom bungalow well-located in the village with a large single garage with off-road parking in front and an enclosed part-walled garden to the back. The property which could benefit from some updating offers potential with a large part-boarded roof space, offers potential for additional accommodation, subject to obtaining the necessary planning consents.
- The property benefits from uPVC double glazing and electric heating.
- Front door leads into the **Entrance Hall** with shelved **airing cupboard** with lagged hot water cylinder, access and loft ladder to part-boarded roof space.
- **Living room** with open fireplace with stone surround and hearth and timber mantelshelf, double glazed uPVC French door to garden.

- **Kitchen** part-tiled with stainless steel sink unit with fitted cupboards under, fitted base units with work surfaces over, fitted wall units, built-in Electrolux electric oven with Electrolux four-ring hob over, built-in fridge/freezer, Hoover washing machine, free standing counter dishwasher.
- **Two Bedrooms** and **Shower Room** (in need of updating).
- **Part-boarded Roof Space** with light connected offering potential to create additional accommodation, subject to obtaining the necessary planning consents.
- Within the structure is a **Large Single Garage** with power and light connected, personnel door to back garden.
- To the front tarmacaded driveway leads up to the garage offering two off-road parking spaces with open plan lawned garden beside.
- **The Principal Garden** area is situated to the back of the property is enclosed in part by walling and part close-boarded fencing and is about 34'6" / m wide x 28'0" / m deep.

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 D. (NB it is understood the property is also known as 3 Butlers Farm Cottages)

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. Electric heating.

Energy Performance Certificate

Current: 58 (D) Potential: 91 (B)

Directions

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. Opposite the village hall, turn left into Butlers Lane. Take the first turning left after about 150 yards into Back Lane. 3 Back Lane is situated on the left after a short distance.

Postcode CV36 5LG

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.

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