



ALLS, MAIN STREET, LONG COMPTON

SECCO

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ately 5 miles from Chipping Norton, 6  
on on Stour and Moreton in Marsh and  
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**GRADE II LISTED THATCHED  
GE OFFERING WELL-PRESENTED  
US ACCOMMODATION WITH  
ALLED GARDEN AND SEPARATE**

ng Room, Kitchen, Bathroom, Two  
e with Living Room, Bedroom, Shower  
Heating. Attractive Walled Garden.

**Agents, Shipston on Stour**  
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- **Long Compton** is an attractive South Warwickshire village situated close to the Oxfordshire border and on the eastern edge of the Cotswold Hills.
- Within the village there is a fine parish Church, village stores, primary school, the well-known Red Lion Inn and Oxheart Restaurant, together with a beautician, hairdresser, crystal shop and “milk from the farm”.
- The local towns of Moreton in Marsh, Chipping Norton and Shipston on Stour provide a comprehensive selection of shops, schools and recreational facilities.
- Close by is Daylesford Organic Farm Shop at Kingham, together with Soho Farmhouse at Great Tew.

- **Stone Walls** is a quintessential Cotswold stone cottage situated in a thriving village and is believed to be a seventeenth century with later additions.
- There are a wealth of period features including exposed beams, elm boarded floors, characterful fireplaces and beautiful stained glass with inset stained glass.
- The property has undergone extensive renovation by the current owners to provide a modern home mixed with period charm.



of the garden is an annexe and garage, previously believed to have been the workshop.

cottage, the front door leads into the **dining hall** with a triple aspect dining room with attractive arched windows and a fireplace.

**Living room** has a traditional fireplace with a large stove, exposed wooden floors and built-in wardrobes.

**Bathroom** can be found on the ground floor featuring a stunning freestanding copper and nickel bathtub.

**Kitchen** has a wide range of built-in units, a range-style cooker and a Belfast sink.

Access leads out to the terrace and walled garden.

The **two bedrooms**, with the principal bedroom having fitted wardrobes.



- To one end of the garden is a completely **separate annexe** with a panelled sitting room, double bedroom and shower room.
- Both cottage and annexe have previously been successful holiday lets.
- Outside there is a charming enclosed **walled garden** which is predominantly laid to lawn with mature plants and shrubs including a wonderful wisteria.
- The terrace is ideal for al fresco entertaining with various sunny spots to sit and enjoy the garden.
- The **single garage** is accessed from Crockwell Street.

## 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 E.

### Energy Performance Certificate

Current: D (58) Potential: D (68)



## 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 available at the property. Oil-fired central heating.

## Directions

### 5JJ

From Shipston on Stour head south on the A103 to Long Compton. Proceed into the village on the left hand turn signed Whichford and A103. The property is situated on the right after about a further 100 yards from the corner of Crockwell Street.

## IMPORTANT NOTICE

These particulars have been prepared in good faith for guidance only. They are intended to give a general impression of the property, but do not constitute part of any contract. The photographs show the property and aspects as at the time they were taken. We have not carried out a survey on the property, nor do we warrant the services, appliances or any specific features. All measurements or distances we have referred to are for guide only and are not precise.

MFF/S314



Stone Walls = 108.6 sq m / 1169 sq ft  
 Annexe = 31.5 sq m / 339 sq ft  
 Garage = 16.7 sq m / 180 sq ft  
 Total = 156.8 sq m / 1688 sq ft  
 Including Limited Use Area (0.5 sq m / 5 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 315645

