



Vicarage Lane, Long Compton
Shipston-on-Stour, Warwickshire, CV36

HAMPTONS
INTERNATIONAL

Beyond your expectations

Excellent family home in sought after village location. EPC D

Entrance Hall | Sitting Room | Dining Room | Excellent Bespoke Kitchen/Breakfast Room | Four Bedrooms | Superb Ensuite To The Master Bedroom | Shower Room | Detached Double Garage | Garden

Guide Price £695,000 Freehold

Description

An attractive detached family house with an extremely high specification interior, one of only three properties in a courtyard setting within the much sought after village of Long Compton.

This stylish property includes an entrance hall with an engineered oak floor, sitting room with engineered oak floor, stone fireplace and multi fuel stove, double doors to the patio and rear garden, separate dining room with engineered oak floor and a superb bespoke handmade solid maple kitchen/breakfast room. The kitchen includes Granite worktops and splash backs, five ring ceramic hob, built in AEG oven and microwave, cooker extractor, built in dishwasher and freezer plus handmade breakfast table and seating plus double doors to the rear garden. Also on the ground floor there is an extremely useful utility room and cloakroom.

On the first floor there is an excellent master bedroom with superb ensuite including a freestanding bath with ball and claw feet, large shower cubicle, low level wc. and vanity unit plus three further bedrooms and shower room. VIEWING RECOMMENDED.

Outside

There is a detached double garage with twin electric up and over doors, light and power. The property benefits from two parking spaces in front of the garage plus an additional space in front of the house itself.

The extremely attractive and secluded rear garden which backs onto a paddock is laid to lawn with mature planting, a wooden gazebo, block paved patio area with

water feature, meandering stone path and additional patio adjacent to the property. Concealed PVC oil tank and outside tap.

Location

Long Compton is a traditional village situated at the base of the long hill of the Cotswold edge between Chipping Norton and Shipston on Stour. The village offers a parish church dating from the thirteenth century, primary school, post office stores, village hall and an award winning Cotswold country public house. The village is within easy driving distance to Chipping Norton, Banbury and Stratford-Upon-Avon. There are train services to London Paddington, from Moreton in Marsh (5 miles) and Kingham (9 miles), and to London Marylebone from Banbury (13 miles), M40 motorway (14 miles) and Birmingham International (40 miles).

Additional Information

Council Tax Band G. Oil fired heating to radiators (under floor heating in Master bedroom).
Renewed pressurised hot water system. Alarm system.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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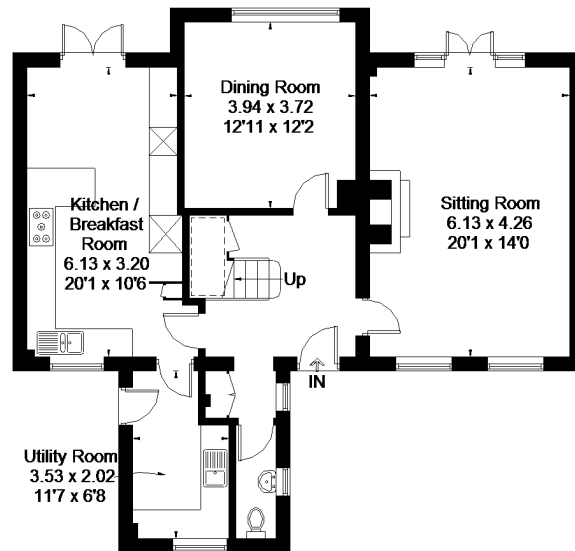
Approximate Gross Internal Area = 169.8 sq m / 1828 sq ft

Garage = 36.7 sq m / 395 sq ft

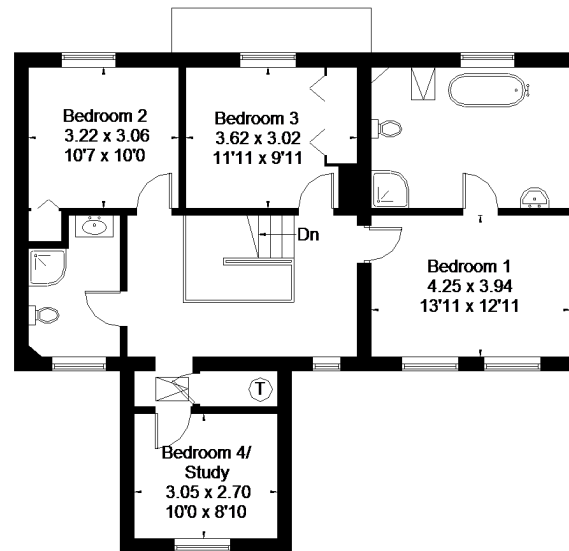
Total = 206.5 sq m / 2223 sq ft



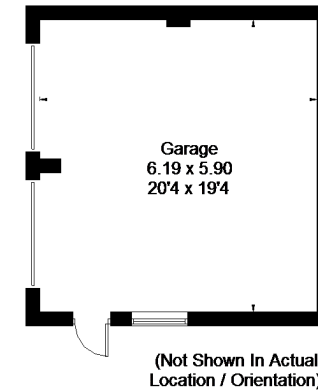
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



FLOORPLANZ © 2016 0845 6344080 Ref: 161702

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

