



**LITTLE THATCH**  
East Street, Long Compton

Stow-on-the-Wold 9 miles, Moreton-in-Marsh 6 miles, Chipping Norton 5 miles.

## Little Thatch East Street Long Compton Warwickshire CV36 5JT

A CHARMING COTSWOLD COTTAGE RETAINING MUCH OF ITS PERIOD CHARACTER LENDING ITSELF TO UPDATING AND MODERNISATION.

- Hall
- Sitting room
- Dining room
- Kitchen/Breakfast room
- Shower room
- 2 Bedrooms (1 en-suite)
- Study/3rd Bedroom
- Bathroom
- Garden, Parking, Garage

Guide price £395,000

VIEWING Strictly by prior appointment through

Tayler & Fletcher

Tel: 01451 830383

### Directions

From Stow-on-the-Wold take the A436 towards Chipping Norton. At the junction with the A44 with the Greedy Goose in front of you, turn right and immediately left signed to The Rollrights. After 1.5 miles turn left and immediately right signed Long Compton 1 mile. Drop down the hill into the village and turn left onto the A3400. Continue past The Red Lion and Village Hall and take the next right into East Street. Little Thatch will be seen on the right hand side.

### Location

Little Thatch is situated in East Street, away from the A3400 which runs through the village. Long Compton is a large village set amongst delightful rolling countryside and with a good range of local amenities including the Red Lion Public House, a Village Hall, the Acorns Primary School, and a Village Shop. In addition the village has the attractive church of St Peter and St. Paul and it is believed that St. Augustine preached on the site in 597AD. The church is also known for its interesting thatched Lychgate set at the entrance. The Rollright Stones are about a mile away and according to local legend, the stones are the remains of a King who set out to conquer England but was halted by a witch who cursed the King and his men turning them into stone before turning herself into an Elder Tree !

The towns of Chipping Norton, Shipston-on-Stour and Moreton-in-Marsh are all within a 6

mile radius and have a good range of shops, schools and other amenities suitable for everyday use including a main line train station at Moreton-in-Marsh which has a service to Worcester to the west and London Paddington via Oxford to the east. The principal cultural and commercial centres of Stratford-upon-Avon and Oxford are 17 miles and 24 miles respectively and have extensive facilities including theatres, cinemas and sports clubs.

### Description

Little Thatch is a delightful end of terrace Period Cottage constructed of natural Cotswold stone under a part thatch and part tiled roof. It has a delightful front facade with leaded light casement windows some of which incorporate stained glass.

The Cottage enjoys charming accommodation incorporating much of its original period character including the inglenook fireplace with wood burning stove, beamed ceiling and window seats in the sitting room, charming decorative fireplaces in the dining room and bedroom two as well as good quality hardwood joinery, display niches and leaded light stained glass casement windows, which are to be found both externally and internally. Little Thatch benefits from a garage and separate parking space together with a delightful and well stocked south facing garden.

### Services

Mains electricity, water, and drainage are connected to the property. Electric heating. **Please Note** We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.



## Accommodation

Entrance Canopy. Front door with central leaded light stained glass window.

Hall with beamed ceiling, part exposed stone wall, decorative stained glass window.

## Shower room

White suite comprising shower cubicle with Triton T80 electric shower, low level w.c, wash hand basin with cupboard beneath, part tiled walls, strip light with shaver point, casement window with obscured glazing and opening fanlight. Heated towel rail.

## Sitting room

Wide Inglenook fireplace fitted with a wood burning stove on a raised hearth with display niche to one side and stone seat with bread oven above to the other with a timber surround and mantelpiece, part exposed Cotswold stone walls, beamed ceiling, leaded light casement windows with timber window seat. Electric panel heater, three wall light points and stairs leading to the first floor.



## Dining room

L shaped with decorative cut stone fireplace with raised hearth and timber mantelpiece, beamed ceiling, exposed timber partitioning with leaded light stained glass casement window. Display niche, leaded light casement window with narrow window seat. Pair of leaded light glazed doors leading to the garden terrace.



## Kitchen/Breakfast room

One and a half bowl sink unit with single drainer set within a tiled surround with range of drawers and cupboards beneath with clay wine rack, four ring Creda electric hob with Zanussi oven and grill below, extractor hood above, matching eye level cupboards, display shelving and spice drawers, display niche with shelving, beamed ceiling, double aspect room with leaded light casement windows to either end and timber door with central leaded light casement leading to the garden.



## From the Sitting room

Timber stairs with understairs storage cupboard and with decorative fixed glazed leaded light stained glass casement window lead to the first floor landing with two further leaded light windows, part exposed stone walls and timber lintels.

## Bedroom 1

Beamed ceiling, built in wardrobe cupboard with shelving to one side together with drawers and cupboards. Two further built in wardrobe cupboards, night storage heater, leaded light casement window.



## Bedroom 2

Attractive former fireplace, raised grate and timber surround and mantelpiece, leaded light casement window with deep sill, built in wardrobe cupboard to one side of the fireplace.



## En-Suite Bathroom

White suite comprising timber panelled bath with gilt mixer taps with shower attachment and hand grips, low level w.c., pedestal wash hand basin, leaded light casement window.

## Study/Bedroom 3

Incorporating a built in wardrobe cupboard together with book shelving, night storage heater and leaded light casement window.

## Outside

Little Thatch fronts East Street. Attached single garage. Gravelled parking space with steps, path and gate leading to the garden. The rear garden may also be approached from the Dining room or Kitchen. Paved terraced area surrounded by deep and well stocked flower and herbaceous borders.

Steps and a path lead to the remainder of the garden which is partly laid to lawn with deep and well stocked flower and shrub borders surrounded by part Cotswold stone walling, trellising and timber fencing. Potting shed and attached coal store.



## Local Authority & Council Tax

Stratford-upon-Avon District Council Tel: 01789 260990. Council Tax Band E - Rates payable for 2020/2021 - £2331.63



# Energy performance certificate (EPC)

LITTLE THATCH  
EAST STREET  
LONG COMPTON  
CV36 5JT

Energy rating

F

Valid until 7 February 2031

Certificate number  
0843-3003-6202-5789-

5204

Property type End-terrace house

Total floor area 96 square metres

## Rules on letting this property

**!** You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0843-300...> 08/02/2021

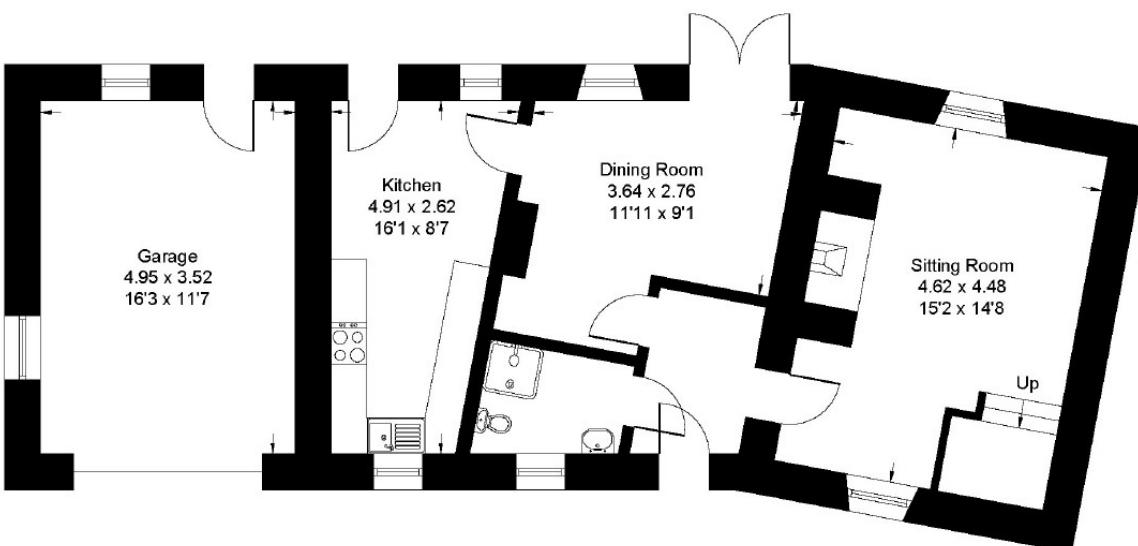
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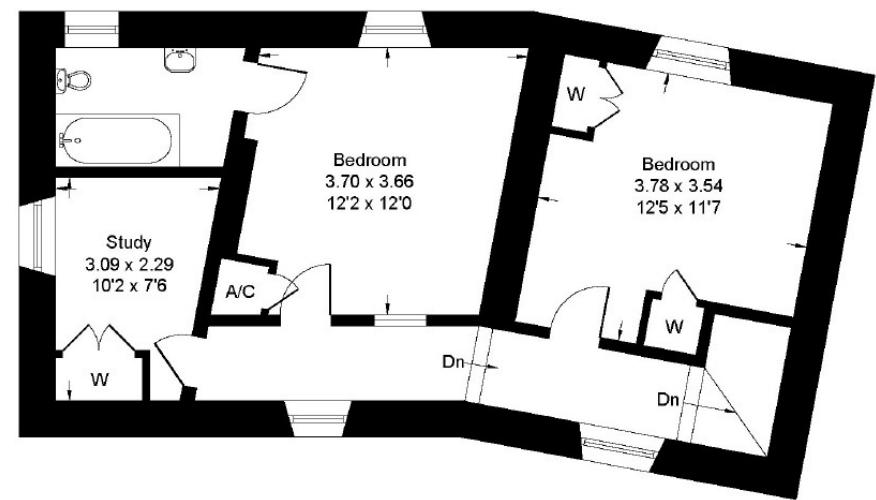
Approximate Gross Internal Area = 102.25 sq m / 1101 sq ft

Garage = 17.21 sq m / 185 sq ft

Total = 119.46 sq m / 1286 sq ft



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

