



BIDEA COTTAGE, FENNY COMPTON

COLEBROOK  
SECCOMBES

**BIDEA COTTAGE  
CHURCH STREET  
FENY COMPTON  
WARWICKSHIRE  
CV47 2XE**

7 miles from Southam  
10 miles from Banbury  
14 miles to Warwick and Leamington Spa  
4 miles to Junction 12 of the M40 motorway at  
Gaydon

**AN ATTRACTIVE PERIOD COTTAGE  
LOCATED IN A QUIET BACK STREET  
WITH VIEWS OF THE VILLAGE  
CHURCH.**

- Entrance Hall
- Sitting Room
- Kitchen Dining Room
- Rear Hall
- WC & Utility
- Three Bedrooms
- Bathroom
- Cottage Gardens front and rear
- EPC Rating E

**VIEWING STRICTLY BY APPOINTMENT  
01926 640 498  
[sales@colebrookseccombes.co.uk](mailto:sales@colebrookseccombes.co.uk)**



**Fenny Compton** is a popular village in South Warwickshire and within two miles of Oxfordshire and Northamptonshire. The village is set in attractive countryside, with the Oxford Canal to the East. The village offers good local facilities to include Public House, General Stores, Post Office, Fire Station, Primary School, Bowling club and Doctors' Surgery.

A wider range of leisure, shopping and sport facilities are available at nearby Banbury and Southam. The mainline railway to London Marylebone takes approximately 1 hour from Banbury.

Fenny Compton is situated about 4 miles from Junction 12 of the M40 Motorway at Gaydon, which gives road access to Oxford and London to the South and Birmingham and the Midlands to the North.

**Bidea Cottage** is positioned in the attractive Conservation area of the village, part way along the quiet back lane of Church Street, with the rear garden adjoining the village church. The property comprises an attached double fronted brick built cottage under a tiled roof, which has undergone recent improvement works by the current owners.

Internally the property has been redecorated and enhanced, externally the gardens have been landscaped to the rear providing a sheltered, terraced garden with a Southerly aspect proving a sheltered private space accessed from the sitting Room double doors.

The village facilities, including primary school and general stores, are all within a short walk of the property.

## GROUND FLOOR

**Entrance Hall** with doors to: **Sitting Room**. Double aspect to the front and rear of the property, including glazed double doors to the rear garden. Fireplace with ornamental surround and floor standing solid fuel stove. Range of built in storage units to chimney recesses either side, door returning to entrance hall. **Kitchen/Dining Room** Double aspect to front and rear of the property, range of built in kitchen units, 1 ½ bowl sink with drainer to side. Electric cooker point, space for

washing machine. Recessed fireplace with solid fuel stove. **Rear Hall** with door to the front garden. **Guest WC** with low level WC and wash hand basin. Window to front.

## FIRST FLOOR

**Landing** with window to rear. **Bedroom One** with window to rear, storage cupboard. **Bedroom Two** outlook to front. **Bedroom Three** outlook to rear. **Bathroom** with panelled bath and shower over. Wash hand basin set to vanity unit with cupboard under, WC. Airing cupboard with hot water cylinder. Window to front.

## OUTSIDE

To the front of the property steps from Church Street lead up pedestrian gate opening to the front garden. Laid up lawn with mature shrubs and planting. **Garden shed**. To the rear of the property, an enclosed terraced garden has been landscaped with decked seating area adjoining the rear of the property and ornamental flower bed and lawn stepping up to the rear boundary. Parking is on street.





Approximate Gross Internal Area = 96.8 sq m / 1042 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID901847)

## GENERAL INFORMATION

### Tenure

Freehold with Vacant Possession.

### Services

Mains water, drainage and electricity are understood to be connected to the property. Central heating is provided individual electric heaters.

### Council Tax

Payable to Stratford District Council.

Listed in Band D

### Energy Performance Certificate

Current: 39 Potential: 86

Band: E

### Fixtures and Fittings

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

### Directions

CV47 2XE

From the Merrie Lion Pub in village centre proceed South along the High Street to the end and turn left into Memorial Road. Follow the road into Church Street where the property will be found on the Left hand side identified by our For Sale board.

What3words

///windows.variation.shun

### 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.

**CS/AJC/2144/29.09.2022**

2 Banbury Street  
Kineton CV35 0JS  
01926 640498  
sales@colebrookseccombes.co.uk

COLEBROOK  
SECCOMBES