



TO LET UNFURNISHED

A THREE BEDROOM DETACHED HOUSE
WITH MATURE GARDENS & PARKING

RENT: £1150.00 pcm

DEPOSIT: £1326.92

NO TENANT APPLICATION FEES

- Entrance Porch & Hall
- Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Good size Garden
- Off-Street Parking
- EPC Band D

LONG COMPTON
£1150 PCM

THE MANSE BUTLERS LANE LONG COMPTON CV36 5JZ

5 miles from Shipston on Stour
5 miles from Chipping Norton
6 miles from Moreton in Marsh
12 miles from Banbury (M40 Junction 11)

A THREE BEDROOM DETACHED HOUSE WITH MATURE GARDENS

Viewing strictly by appointment
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Long Compton is desirable village located in the Cotswold Hills along the A3400 road, approximately halfway between Stratford-upon-Avon and Oxford. The village benefits from an active community with primary school, Public House, Village Stores and village hall. The nearby towns of Shipston on Stour and Chipping Norton offer a wider range of recreation, shopping and medical facilities.

The Manse is positioned at the junction of Butlers Road, overlooks the neighbouring field and is within easy walking distance of the village facilities. The property has recently undergone redecoration and improvement, resulting in a character detached home with balanced accommodation over two floors and a mature garden.

THE GROUND FLOOR

Entrance Porch with electric light and obscured glazed door opening to **Entrance Hall** with walk-in under stairs cupboard, range of shelving and fitted electric light. **Sitting Room** 5.82m x 2.67m (19'1" x 8'9") double aspect to front and side with outlook over the neighbouring field and ornamental fireplace with flagstone hearth. **Dining Room** 3.35m x 2.75m (11' x 9') outlook to the front of the property. **Kitchen** 2.66m x 1.61m (8'8" x 5'3") with quarry tiled floor and fitted with a single worktop to one wall with inset stainless steel double bowl, single drainer sink with mixer tap. Cupboards under, space and plumbing for dishwasher, space and plumbing for washing machine. wall cupboards, outlook to the garden. Opening continues to additional 2.83m x 1.66m (9'3" x 5'5") with matching worktops to one wall and range of cupboards and drawers under with wall cupboards over. Electric cooker with stainless steel splashback, fridge freezer (for tenants use and maintenance) quarry tiled floor, window and glazed door to garden.

THE FIRST FLOOR

Landing with window to rear and access to loft space. **Bedroom One** 3.65m x 3.51m (11'11" x 11'6") outlook to the front of the property. **Bedroom Two** 3.36m x 2.78m (11' x 9'1") outlook to the front of the property. **Bedroom Three** 2.75m x 2.67m (9' x 8'9") outlook to the side of the property. **Bathroom** fitted with panelled bath with glazed shower screen and electric shower over, pedestal wash hand basin, close coupled WC, electric towel radiator, obscured glazed window, and cupboard with hot water cylinder.

OUTSIDE

To the front of the property, a tarmac driveway provides off-road parking. Pathway leads to the side of the property and garden. A mature well stocked garden with lawns, shrubs, trees and a brook running through the garden. Outside lighting and water supply.

GENERAL INFORMATION

Directions

CV36 5JZ

From Shipston on Stour take the A3400 south for Oxford. After approximately 5 miles upon entering Long Compton, continue through the village, where the village hall will be found on the right hand side and Butlers Lane will be found opposite. The property is the first house on the left.

What3Words: ///remodels.procures.figs

Services

Mains water, electricity and drainage are connected to the property.

Council Tax

Payable to Stratford District Council.

Listed in Band C

Energy Performance Certificate

Current: 62 Potential: 85 Band: D

Tenancy

The Manse is available to let on an Assured Shorthold Tenancy for an initial period of 12 months at a rent of £1150 per calendar month exclusive of outgoings including council tax (Band C), telephone, water and drainage, electricity, gas charges, etc.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of a minimum of one and a half month's rent and to sign an Assured Shorthold Tenancy Agreement.

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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