



TO LET UNFURNISHED

A DETACHED ONE BEDROOM SINGLE STOREY BARN CONVERSION ADJOINING OPEN COUNTRYSIDE

HOLDING DEPOSIT: £230.76
RENT: £1000.00 pcm
DEPOSIT: £1153.84

NO TENANT APPLICATION FEES

- Living Room / Kitchen
- Bedroom
- Shower Room
- Splitlevel Garden
- Summer House & Shed
- Driveway & Parking
- EPC Band E

LONG COMPTON
£1000 PCM

CLARKS BARN CLARKS LANE LONG COMPTON CV36 5LB

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

DETACHED ONE BEDROOM SINGLE STOREY BARN CONVERSION ADJOINING OPEN COUNTRYSIDE

Viewing strictly by appointment

Tel: 01926 640 498
lettings@colebrookseccombes.co.uk

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.

Clarks Barn is located at the end of a no through lane, adjoining open countryside. The property offers bright and spacious accommodation which is understood to have been completed in approximately 2022 to a high standard. The gardens surround to all sides and include private drive, parking and summerhouse.

ACCOMMODATION

Living Room/Kitchen 6.22m x 3.97m (20'5"x13') a bright double aspect room with vaulted ceiling and delightful outlook over the surrounding countryside. Tiled, wood effect flooring, exposed brickwork and fitted with a range of matching kitchen units to one end, under a L shaped worktop. Inset electric hob with extractor hood over and double electric oven under, inset stainless steel 1½ bowl single drainer sink with mixer tap. Dishwasher, washing machine and fridge freezer. Central island with solid wood worktop and storage drawers and cupboards under, plus breakfast bar. Built-in corner cupboard with wall-mounted electric boiler, underfloor heating manifold and electric consumer box. **Bedroom** 3.99m x 2.88m (13'x9'5") with vaulted ceiling and access to loft storage space, wood effect tiled floor and full height glazed windows and door to garden. Walk-in wardrobe cupboard with hanging rail and storage shelf, tiled floor, electric light and power supply. **Shower Room** fitted with shower with glazed screen and multihead shower, WC wash hand basin with vanity unit, towel radiator, obscured glazed window, extractor fan and wood effect tiled floor.

OUTSIDE

The Property is approached by a gravel driveway with ample off-road parking for several vehicles and a post and rail fence to the boundary. To the rear of the property a split-level garden is laid to lawn with mature shrubs and hedgerows bordered by a post and rail fence. A paved terrace runs the full length of the property. Outside lighting, timber-built **Summer House** 2.79m x 2.23m (9'1"x7'3") with electric light and power supply and garden storage shed to side.

GENERAL INFORMATION

Directions: CV36 5LB
From Shipston on Stour take the A3400 south for Oxford. After approximately 5 miles upon entering Long Compton, continue through the village, where the turning into Clarks Lane will be found on the left-hand side shortly after passing the public house. The driveway to property will be found at the end of the lane.

What3Words [///verdict.compelled.micro](https://www.what3words.com/verdict.compelled.micro)
Services

Mains water (metered), drainage and electricity are connected to the property. Ofcom Broadband availability: Superfast. Ofcom Mobile coverage: 3, EE, O2 & Vodaphone.

Private parking.

Council Tax

Payable to Stratford District Council. Listed in Band C

Energy Performance Certificate

Current: 47 Potential: 69 Band: E

Tenancy

The property is available to let for a period of six months at a rent of £1000 per calendar month exclusive of council tax, water rates, electricity, telephone, internet and gas charges.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Shorthold Tenancy Agreement.

Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

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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