Dove Cottage
Long Compton
Main Street
Long Compton CV36 5JS

An attractive and spacious double fronted link detached five bedroom Cotswold stone built character property situated in the village of Long Compton. Three reception rooms, fitted kitchen and utility room, conservatory and cloakroom to the ground floor. A versatile guest suite with its own entrance to the side complements the family accommodation. Ample parking, garage, attractive gardens and countryside views.

- Link Detached Unique Property
- Five Bedrooms
- Guest Suite with Own Entrance
- Three Reception Rooms
- Conservatory

Guide Price £525,000
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LONG COMPTON is a sought after village lying at the most southern tip of Warwickshire close by the borders of Oxfordshire and Gloucestershire. It is surrounded by beautiful countryside and is within a conservation area. The village has a General Store, Primary School, Parish Church, Village Inn and Village Hall. Within easy reach is Chipping Norton 5 miles, Banbury 15 miles, Oxford 22 miles, Stratford upon Avon 16 miles, Shipston on Stour 6 miles and Moreton in Marsh 6 miles from where there is a mainline rail service to London.

DOVE COTTAGE is situated on the main street through Long Compton and is set amongst a mixture of character properties.
ACCOMMODATION  A storm canopy leads via a front door to

ENTRANCE HALL  with understairs storage cupboard and stairs leading to first floor.

STUDY  having window to front elevation.

CLOAKROOM  with wc, wash hand basin and extractor fan.

DINING ROOM  having window to front elevation, feature fireplace with electric wood burner effect fire.

SITTING ROOM  having feature fireplace with electric wood burner effect fire. Double doors leading to the conservatory.

CONSERVATORY  being of brick and glazed construction with fitted blinds. Door leading to rear garden.

KITCHEN  having a range of wall, base and drawer units with work surfaces over, stainless steel one and a half bowl sink and drainer, integrated fridge/freezer, double electric oven and microwave, electric hob with extractor above. Wall mounted central heating boiler. Door leading to utility and door giving access to the rear patio.

UTILITY ROOM  having wall units, stainless steel sink and drainer, plumbing for appliances and door leading to side shared access.

FIRST FLOOR LANDING  having access to roof space and airing cupboard.

MASTER BEDROOM  having built in wardrobes, windows to rear and side elevations. Door leading to

EN SUITE  having enclosed shower cubicle, wc, wash hand basin and extractor fan.

BEDROOM  having window to rear elevation.

BEDROOM  having window to front elevation.

BATHROOM  having white suite comprising of panelled bath with shower attachment, wc and pedestal wash hand basin.

BEDROOM  having window to rear elevation and door leading to

BEDROOM  having windows to front and rear elevations, built in wardrobes and door leading to

EN SUITE  having large shower cubicle, pedestal wash hand basin, wc and extractor fan.

LANDING  with stairs leading down to hallway with external door leading to driveway which allows this to be used as a separate guest suite.
Dove Cottage, Main Street, Long Compton

Total Approx. Floor Area 192.87 Sq.M. (2076 Sq.Ft.)

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.
OUTSIDE  To the front of the property there is paved area behind a stone wall with gate access. There is an off road parking space to the front and double gates leading through to gravelled off road parking for several vehicles. Garage with up and over door, power and light, pedestrian access. The oil tank is housed behind the garage. A Cotswold stone wall surrounds the garden which is laid to lawn with established borders and a raised pond in the middle. To the side of the garden there is a shed and dog kennels. Countryside views across open fields.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES We have been advised by the vendor that mains electricity, water and drainage are connected to the property. This should be checked by your solicitor before exchange of contracts. Oil fired central heating.

RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band G

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

DIRECTIONS: Leave Shipston On Stour on A3400 towards Oxford and after approx 5.5 miles you enter Long Compton. Opposite the left turning for East street the property is on the right.

VIEWING: By Prior Appointment with the Selling Agents.