



4 Deerhurst Close
Little Compton
Gloucestershire
GL56 0SR



Description

A beautifully-presented two bedroom bungalow situated in the heart of the desirable North Cotswold village of Little Compton. The current owners have completely remodelled the property to an extremely high standard and it now boasts a wealth of contemporary refinements offering the opportunity to enjoy a luxurious lifestyle in a sought after cul-de-sac location. The accommodation briefly comprises: Entrance hall, double aspect sitting room with wood-burning stove, open-plan dining area with bi-fold doors leading out into the rear garden, high end kitchen with a range of quality integrated appliances and granite worktops, two double bedrooms with fitted wardrobes and a contemporary bathroom. The property benefits from underfloor heating throughout and has had new windows and doors fitted. Outside there is a paved pathway with lawned front garden

leading to the front door and an enclosed rear garden. The rear garden overlooks woodland and is initially laid to a paved patio area with the remainder being lawned with a further paved seating area to the rear. Garden shed with log storage and pedestrian rear access via timber gate. Internal inspection of this extremely desirable property is highly recommended. **NO ONWARD CHAIN, SEARCHES COMPLETED AND READILY AVAILABLE.**

Directions

From Moreton in Marsh proceed in an easterly direction towards Chipping Norton on the A44. After approximately 3.5 miles turn left signposted to Little Compton and then left again into Pool Close just after The Red Lion public house. Take the next turning on the right into Deerhurst Close and follow the road round to the end where number 4 can be found on the left hand side.



Location


Little Compton is an attractive village built predominantly of Cotswold stone buildings, and located just east of Moreton in Marsh. Local amenities include village church, pub and the nearest shop is to be found in Long Compton.

Tenure & Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

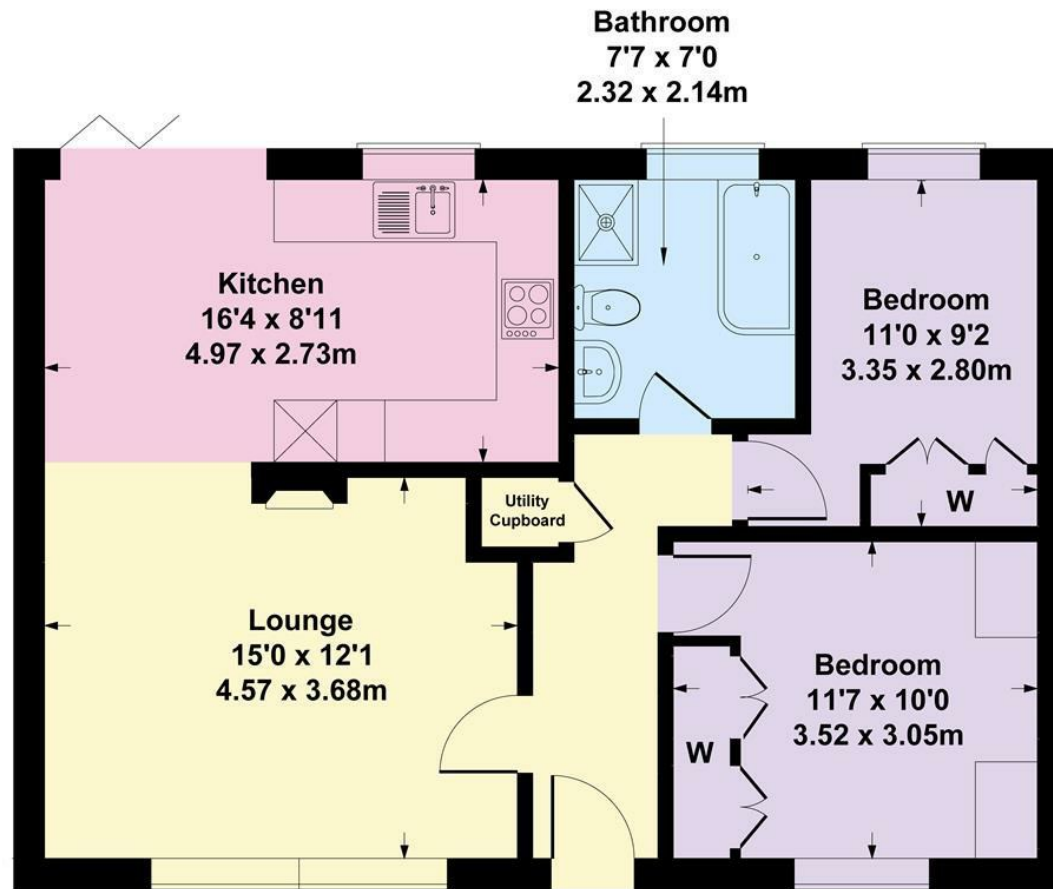
Viewing Arrangements -

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



**Approximate Gross Internal Area
678 sq ft - 63 sq m**



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

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