

A large, three-story stone building with a steep gabled roof, multiple chimneys, and a prominent bay window on the left side. The building is constructed from light-colored stone and has several windows with dark frames. It is situated on a street with a gravel driveway and a paved road in the foreground. The sky is blue with scattered white clouds.

Harrow Hill Cottage

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# Beautifully presented detached Cotswolds stone home.

## Location

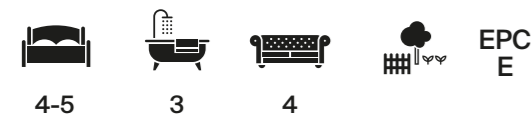
Long Compton is a sought-after village in South Warwickshire within the Cotswolds Area of Outstanding Natural Beauty (AONB). The village provides numerous local facilities, including a village shop, a micro restaurant, Oxheart, an excellent public house, a Primary school, hairdressers and a Church.

The nearby towns of Shipston-on-Stour, Moreton-in-Marsh and Chipping Norton provide a superb range of facilities including supermarkets, a variety of shops and some excellent eateries. Daylesford Organic Farm Shop is nearby in Kingham and Soho Farmhouse is just a 20-minute drive away.

Schooling in the local area is extensive with a good primary school in the village and others in the surrounding villages of Great Rollright and Hook Norton. The renowned Kitebrook school is just 4 miles away. A range of state and grammar schools can also be found in Cheltenham, Stratford-on-Avon, Warwick and Oxford.

The area provides excellent communications with easy access to London by train from Moreton-in-Marsh train station to London Paddington from 89 minutes, and Banbury to London Marylebone from 50 minutes. By road via the M40 to London and Birmingham or the M5 to the West Country.

Sporting and leisure facilities in the local area include golf at Chipping Norton, Brailes, and Broadway, leisure centres in Moreton-in-Marsh and Chipping Norton, racing at Stratford and Cheltenham. Walking is outstanding, with access to a network of footpaths and bridleways linked to the nearby villages of Whichford, Great Rollright and Little Compton.



## Harrow Hill

Harrow Hill Cottage is an attractive Cotswold stone property with a wealth of period features including exposed beams, stone lintels and leaded windows which has been renovated by the current owners to a high standard. The front door leads into a large entrance hall with central stone fireplace and log burning stove. The property offers flexible accommodation to suit a wide variety of buyers. Off the hallway is a cloakroom and beyond is a ground floor bedroom with ensuite shower room, ideal for guest accommodation. To the other side lies a snug room with large window seat and useful storage under. The current owners have installed a unique, temperature controlled walk in wine store with bespoke fitted shelving. The fully fitted kitchen, with plenty of storage, includes a 4 oven electric AGA, double oven, electric hob, dishwasher and breakfast bar. Steps lead through to the spacious double aspect sitting room/dining room with central stone fireplace inset with a log burning stove and door to the rear terrace. Beyond is the wood panelled garden room with door to the rear.

To the first floor is a principal bedroom with en suite cloakroom and door through to the landing and a second bedroom with range of wardrobes, family bathroom with shower. There is also a second double bedroom with bay window, far reaching views and a further bathroom which could easily be made into an en suite if needed. To the second floor is a wonderful studio room which could be a fifth bedroom, cinema room or home office.





## Garden and Grounds

Harrow Hill Cottage has a wonderful terrace to the rear ideal for al fresco entertaining. The good-sized garden is extremely private and is mainly laid to lawn with borders, incorporating mature shrubs and trees. A detached outbuilding provides a fantastic home office or gym. The current owners have investigated planning permission to bring a driveway in past the conservatory to provide a driveway with off road parking.

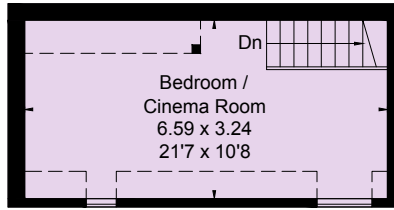
## Property Information

**Tenure:** Freehold.  
**Services:** Mains water, drainage, electricity are connected. Oil fired central heating.

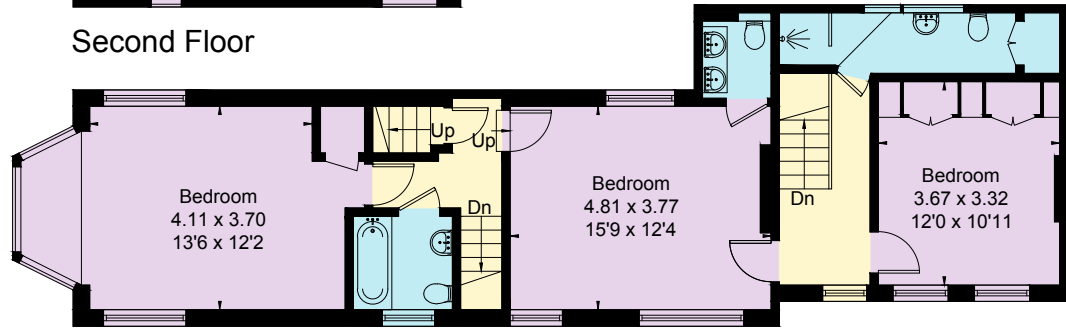
## Viewing

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP

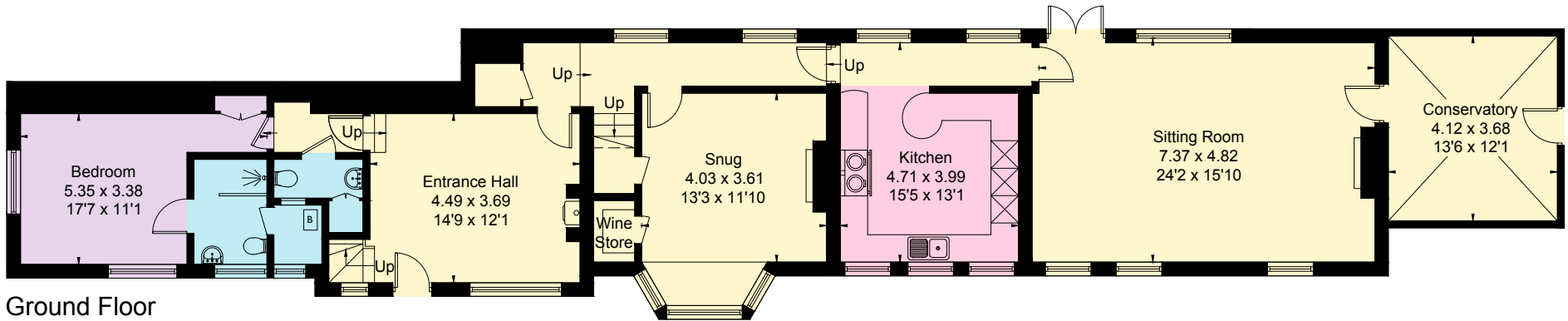




Second Floor



First Floor



Ground Floor

Approximate Gross Internal Floor Area

Main House: 242.2 sq m / 2,607 sq ft

Studio: 13.9 sq m / 150 sq ft

Total: 256.1 sq m / 2,757 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



[Dashed line] = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

**Knight Frank Stow-On-The-Wold**

Brett House, Park Street

Stow-on-the-Wold, Cheltenham

GL54 1AG

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

Leigh Glazebrook

01451 600613

[Leigh.Glazebrook@knightfrank.com](mailto:Leigh.Glazebrook@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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