



## BARNCROFT



Long Compton, Shipston-on-Stour, Warwickshire





# A BEAUTIFULLY PRESENTED DETACHED STONE-BUILT FAMILY HOME IN A POPULAR COTSWOLD VILLAGE LOCATION

Tucked away in a peaceful and highly desirable Cotswold village, this charming, detached stone-built family home offers elegant living in a truly idyllic setting.

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|  |  |  | EPC |
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Ground Floor: Sitting room | kitchen | Dining room/Snug | Study | Utility | Cloakroom  
First Floor: Four bedrooms | 3 Bathrooms  
Double garage with Annexe above

Local Authority: Stratford-upon-Avon District Council 01789 267575

Council Tax band: G

Services: Mains water, electricity, drainage, solar panels, electric car charging.

Tenure: Freehold

Postcode: CV36 5JE



# LOCATION

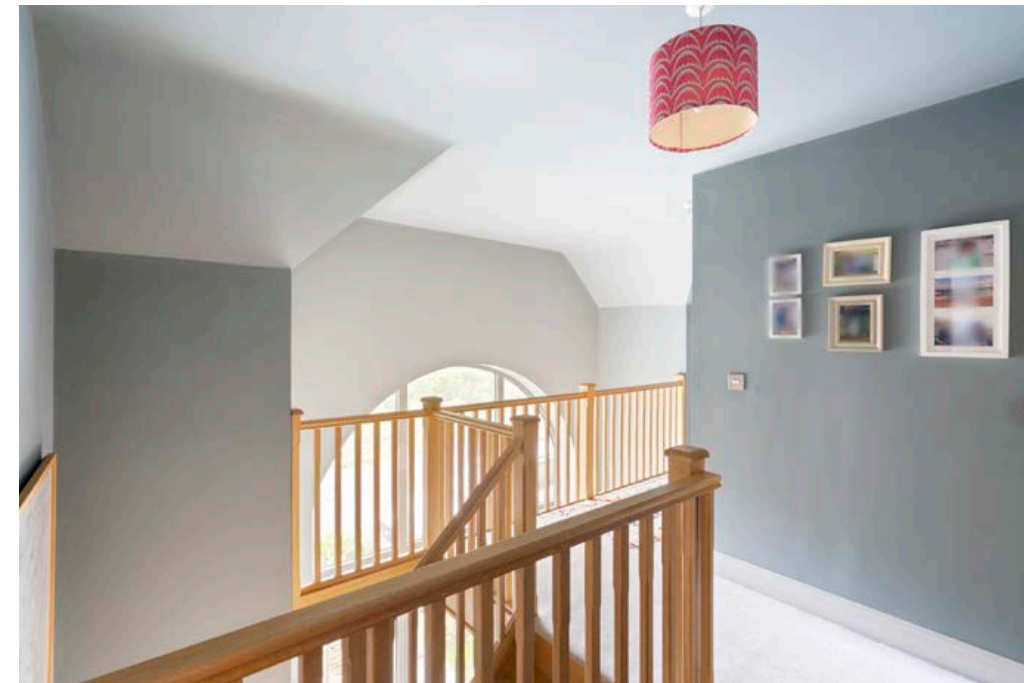
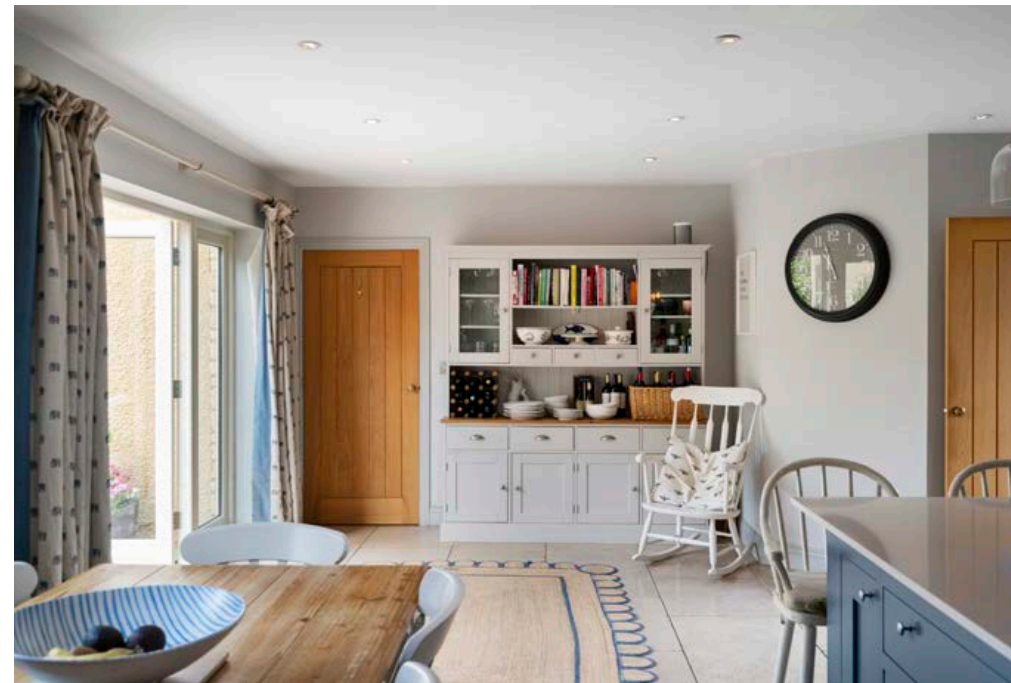
8 Barncroft is located in the heart of Long Compton, a sought-after Village in South Warwickshire with numerous local facilities. Long Compton boasts a village shop, a new micro restaurant Oxheart, North Cotswold Dairy Shop where you can purchase fresh milk from their vending machine, an excellent public house, The Cotswold Hairdressing company, primary school and church. Walking is outstanding with access to a network of footpaths and bridleways linked to the nearby villages of Whichford, Great Rollright and Little Compton. Additional local shopping facilities can be found in the market towns of Shipston-on-Stour, Moreton-in-Marsh and Chipping Norton including supermarkets and a variety of shops. Daylesford Organic Farm Shop and the Bamford Club is nearby in Kingham, Diddly Squat Farm around a 15 minutes drive and Soho Farmhouse just a 20 minute drive away. Further leisure and more comprehensive shopping facilities can be found in the commercial centres of Cheltenham, Oxford, Stratford-upon-Avon and Banbury. In addition to the village school in Long Compton, there are further state and grammar schools in Stratford, Warwick and Chipping Norton. Private schooling locally includes Bloxham School, Kitebrook, Kingham Hill School, Cheltenham Ladies, Cheltenham College and Dean Close. Sporting and leisure facilities within the locality include equestrian activities, golf at the Wychwood Golf Club, Chipping Norton, Brailes, and Broadway, and racing at Stratford and Cheltenham.

# DISTANCES

Chipping Noton 4 miles, Shipston-on-Stour 5 miles, Banbury Station 14 miles (trains to MaryleBone 1 hour), Morton-in-Marsh 6 miles (London Paddington from 85 minutes), Stratford-upon-Avon 16 (distances and times approximate)





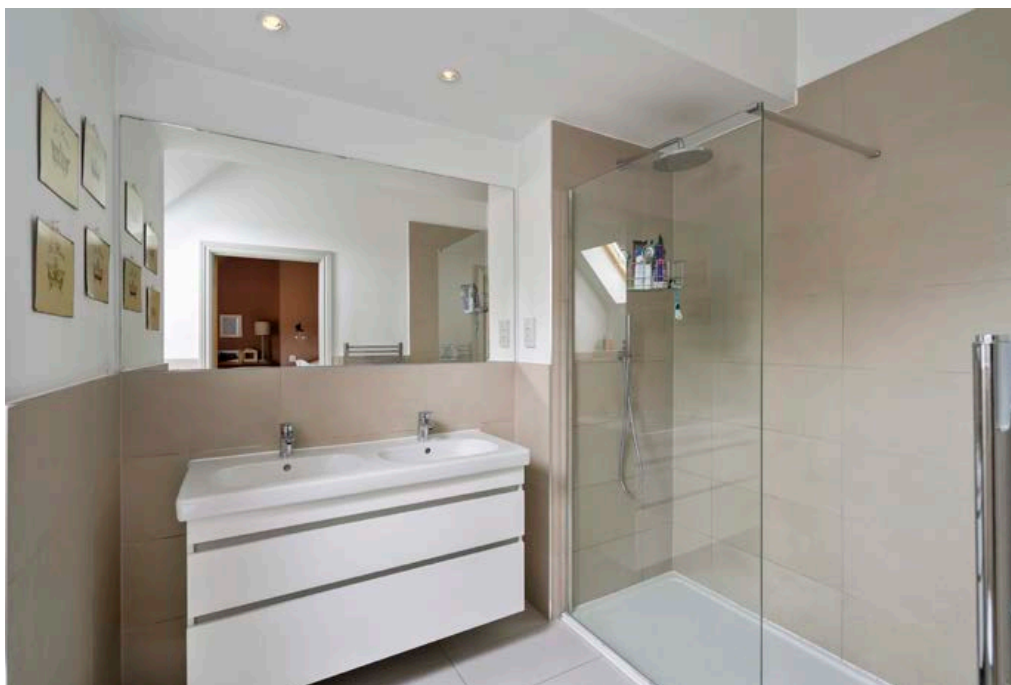
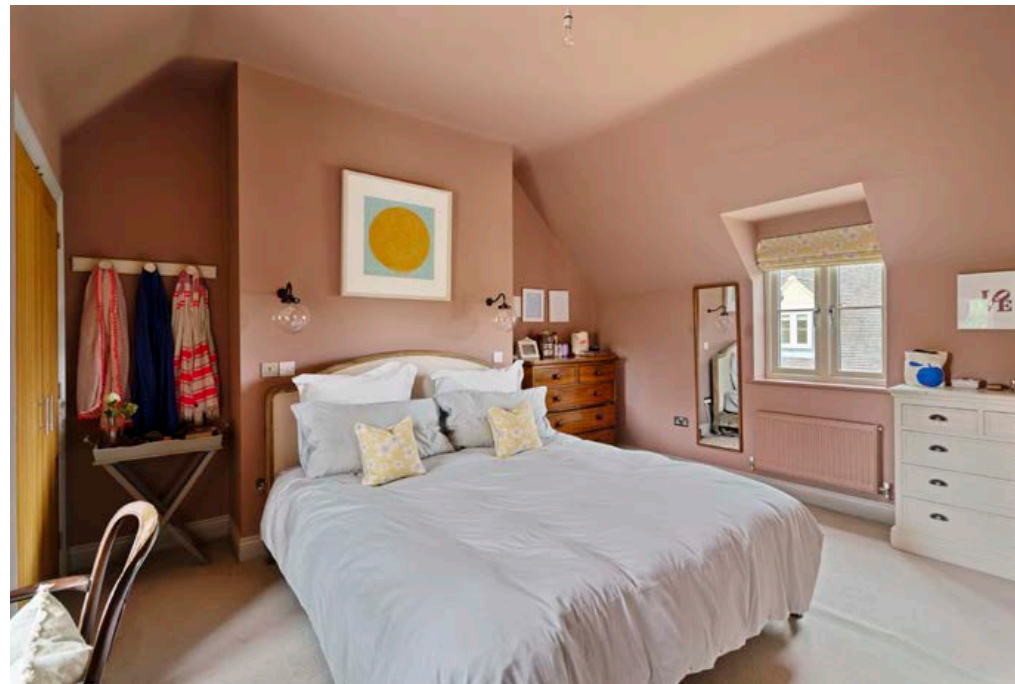


## THE PROPERTY

Tucked away in a peaceful and highly desirable Cotswold village, this charming, detached stone-built family home offers elegant living in a truly idyllic setting. Immaculately presented throughout, the property is surrounded by pretty landscaped gardens that lead gently down to a meandering stream, providing a haven of peace and privacy. The property is approached through a vaulted, double-height entrance hall that floods the home with natural light and creates a welcoming sense of space. At the heart of the home is a stunning open-plan kitchen/family/dining room – perfect for modern living and entertaining, with garden views and direct access to the terrace. There is a useful utility, cloakroom and study. To the rear of the house is a stunning double height dining room/sitting room with log burner and bespoke cabinetry. The bifold doors lead out to the rear terrace. To the first floor are four double bedrooms of which two have en suite shower rooms and a family bathroom.





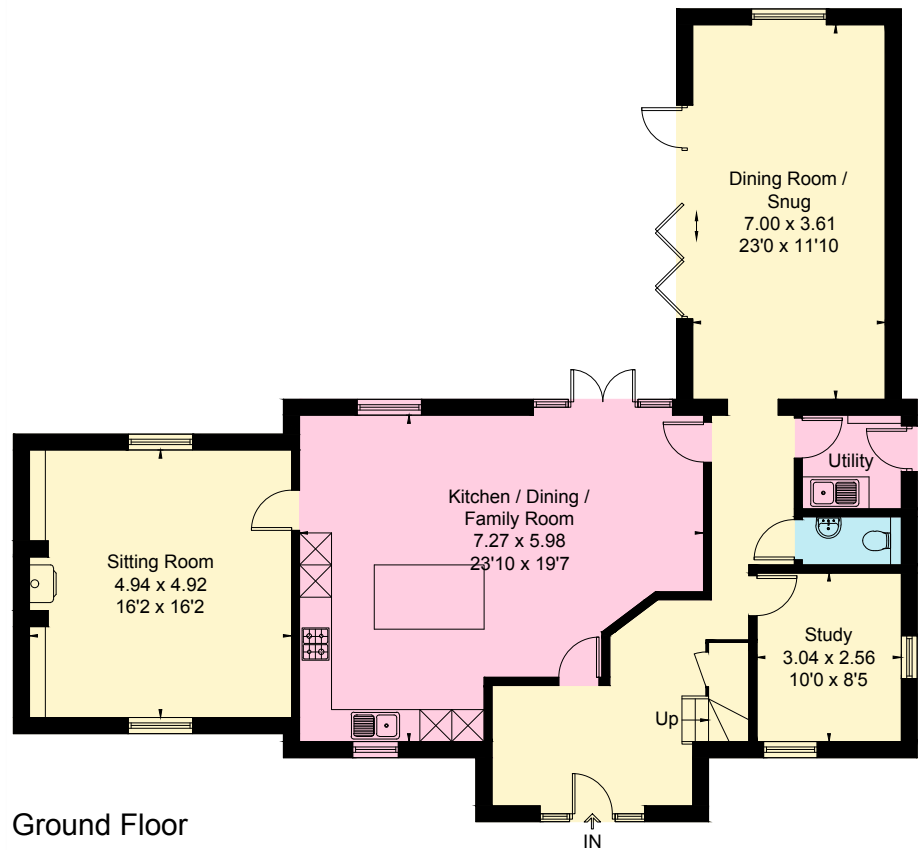
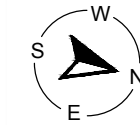




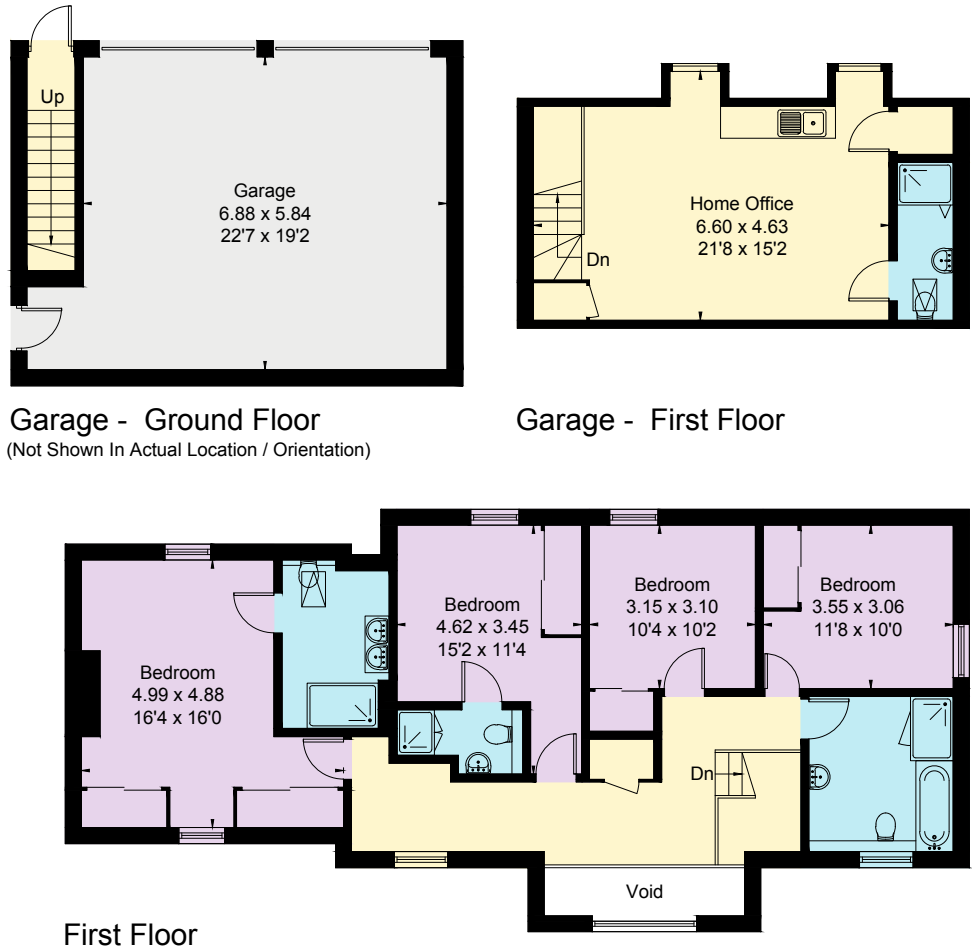


## OUTSIDE

The property is approached over a gravelled driveway with plenty of parking. The gardens are particularly special with well planted borders and raised beds and mature hedging. Mostly laid to lawn, the gardens gently slope down towards a fenced meandering stream. Various seating areas make this garden ideal for al fresco entertaining. Above the detached double garage is a versatile space ideal as a home office. Subject to any necessary planning consents this could provide additional guest accommodation or a holiday letting opportunity.



Approximate Floor Area = 220 sq m / 2368 sq ft  
Outbuildings = 77.8 sq m / 837 sq ft  
Total = 297.8 sq m / 3205 sq ft (Excluding Void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted  
to tell you more.

Helen Waddilove  
01451 600617  
helen.waddilove@knightfrank.com

Stow-on-the-Wold  
Brett House, Park Street  
Stow-on-the-Wold GL54 1AG

knightfrank.co.uk

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