



PEARMAIN HOUSE, LONG COMPTON



AN EXQUISITE DETACHED COTSWOLD STONE RESIDENCE

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



5



4



3

EPC

C

Local Authority: Stratford -Upon-Avon District Council

Council Tax band: G

Tenure: Freehold



LOCATION

Located in the heart of Long Compton, the village boasts a shop, micro restaurant Oxheart, North Cotswold Dairy Shop, The Red Lion-acclaimed pub and restaurant, hairdresser, primary school and church. Additional local shopping facilities can be found in Shipston-on-Stour, Moreton-in-Marsh and Chipping Norton and further away are Cheltenham, Oxford, and Stratford-Upon-Avon. Daylesford Organic Farm Shop and the Bamford Club is nearby in Kingham with Soho Farmhouse just a 20 minute drive away. There are further state and grammar schools in Stratford, Warwick and Chipping Norton with Private schooling at Kitebrook, Bloxham School, Kingham Hill School, Cheltenham Ladies, Cheltenham College and Dean Close. Sporting facilities include racing at Cheltenham and Stratford, golf at Wychwood Golf Club, Chipping Norton, Brilles, and Broadway. Walking in the area is outstanding with footpaths and bridleways linked to Whichford, Great Rollright and Little Compton.











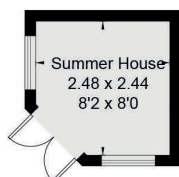
THE PROPERTY

This exceptional detached Cotswold stone house has been meticulously extended and finished to an exacting standard, combining timeless architectural character with elegant contemporary living. At the heart of the home lies a superb open-plan kitchen, family, and dining room, designed to capture natural light and enjoy charming views across the landscaped gardens. The bespoke kitchen is complemented by a walk-through pantry/larder, providing excellent practicality for both family life and entertaining. A generous boot room and utility offer extensive storage and convenience. The versatile accommodation is arranged over two upper floors, currently offering two principal bedroom suites, each with en suite bathrooms, a bespoke dressing room and further bedroom and family bathroom. To the second floor is a further bedroom with en suite shower room and a study/games room, providing flexibility for a variety of lifestyles. Outside, the property is surrounded by beautifully landscaped gardens, thoughtfully designed to create a sense of privacy and tranquillity. A large stone terrace provides the perfect setting for al fresco dining and summer entertaining, while a charming summer house offers a peaceful retreat or space for a studio or home office. The grounds enjoy breathtaking views across the Cotswold Hills, with parking to the front for three cars.

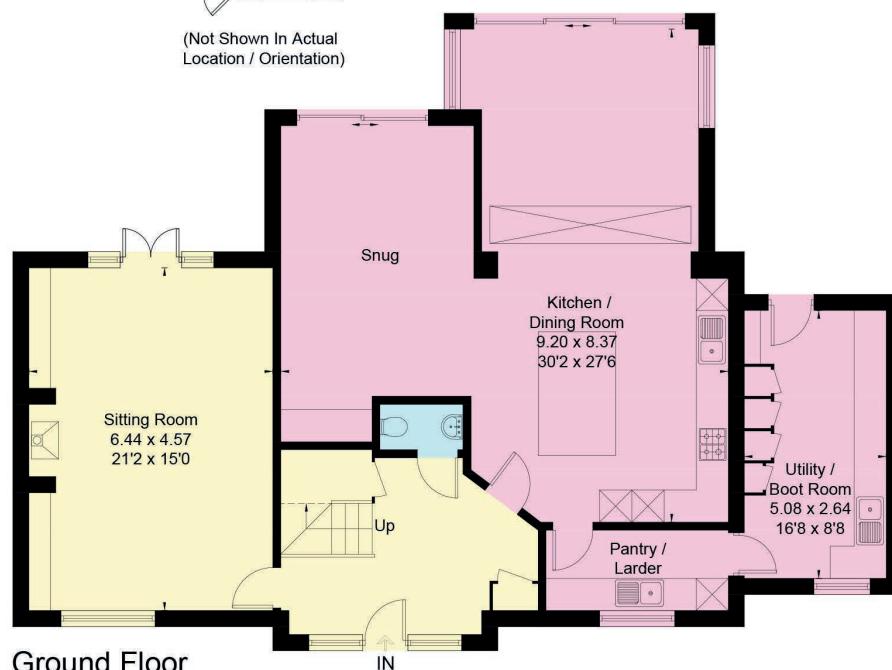




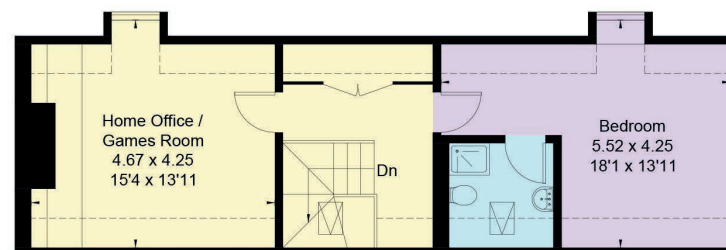
Approximate Floor Area = 282.2 sq m / 3037 sq ft
 Summer House = 5.8 sq m / 62 sq ft
 Total = 288.0 sq m / 3099 sq ft



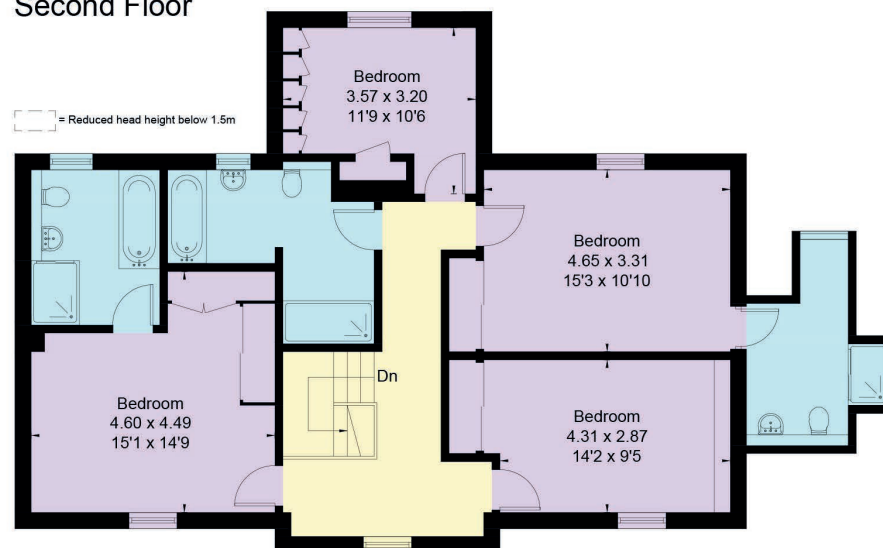
(Not Shown In Actual
Location / Orientation)



Ground Floor



Second Floor



First Floor

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. (ID767266)



Helen Waddilove

01451 600617

helen.waddilove@knightfrank.com

Knight Frank

Brett House, Park Street

Stow on the Wold, GL54 1AG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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