



Byways  
Long Compton  
CV36



## A quintessential Cotswold stone cottage with private south facing gardens.



Chipping Norton 4 miles, Shipston-on-Stour 5 miles, Moreton-in-Marsh 6 miles (trains to London Paddington from 86 minutes), Banbury and M40 (J11) 15 miles (trains to London Marylebone from 50 minutes) Stratford-upon-Avon 16 miles, Oxford 21 miles. (Distances and times approximate).







## Warwickshire

Byways is located in the heart of Long Compton, a sought after South Warwickshire village. Within Long Compton is a village shop, an excellent public house, primary school and church, along with access to a network of footpaths and bridleways which link to the nearby villages of Whichford, Great Rollright and Little Compton. Additional shopping facilities within the locality can be found in the market towns of Shipston-on-Stour, Moreton-in-Marsh and Chipping Norton having supermarkets and a variety of shops, with Daylesford Organic Farm Shop just outside nearby Kington.

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 is further state and grammar schooling in Stratford, Warwick and Chipping Norton. There are also numerous private options for schooling.

Sporting and leisure facilities within the locality include equestrian activities, golf at Chipping Norton, Brailes, and Broadway, and racing at Stratford and Cheltenham.

## The Property

Byways is a quintessential Cotswold stone cottage, refurbished by the current owners to provide spacious living accommodation that will suit a number of buyers. The wealth of period features make this a truly delightful property that would make a wonderful weekend retreat or family home.

Approached over a driveway with parking for a number of cars, the path leads to the rear of the property through the delightful gardens.

The main door leads into the drawing/dining room with exposed beams and wooden floors. The large inglenook fireplace is a wonderful central feature which could incorporate a log burning stove subject to adjustments. Off the dining room is a fitted kitchen with Rayburn and Belfast sink, door through to a rear porch with cloakroom off and door to the front of the property. Off the drawing room there is an additional room, which is currently used as a bedroom but could alternatively be an additional reception room. To the first floor are two double bedrooms and a family bathroom with bath, shower over an attractive Victorian Washstand. To one side of the house is a useful garden and log store.







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APPROXIMATE GROSS INTERNAL FLOOR AREA:  
121 sq m (1,306 sq ft) Includes Garage  
Excludes Sheds, Store & Wood Store

## Gardens and grounds

A particular feature of the property are the wonderful private gardens that extend to the rear and side of the property. Predominantly laid to lawn with mature trees and borders it offers numerous places to sit and enjoy the grounds. There is also a delightful rear terrace adjacent to the house with pergola which is ideal for al fresco dining and entertaining. The cottage has the benefit of having a private driveway with parking for a number of cars, a garage and Cotswold stone built outhouses.

## Services

Mains water, electricity and drainage. Oil fired central heating.

## Terms

Tenure: Freehold

Local Authority: Stratford-on-Avon District Council

[www.stratford.gov.uk](http://www.stratford.gov.uk)

## Directions (CV36 5JJ)

From Stow-on-the-Wold, take the A436 towards Chipping Norton. Upon reaching The Greedy Goose, turn right and then immediately left towards the Rollrights. Continue until reaching the A3400 and turn left towards Long Compton. Proceed down the hill and into the village pass the church on your left hand side, continue along the road and almost directly opposite a turning to Wychford Pottery Byways can be found on the left hand side. Parking is directly after the cottage in a driveway on the left.

Knight Frank  
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**I would be delighted to tell you more.**

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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 September 2020. Photographs and videos dated September 2020.

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