



Field Gate Lane | Fenny Compton
Price £295,000


DISTINCT
Property Consultants

Nestled in the heart of the charming village of Fenny Compton, this inviting three bedroom semi-detached house offers a serene lifestyle between the towns of Banbury and Southam.

EPC rating D

- 3 Bedrooms
- Breakfast Kitchen with Cooker and Dishwasher
- Family Bathroom
- Downstairs Cloakroom
- Living Room
- Dining Conservatory
- Garage and Driveway Parking for Three Vehicles
- Pretty Garden looking onto Countryside Views
- Easy Access to Gaydon, Southam, Banbury and M40
- Good Village Amenities

Accommodation

Situated in a tranquil cul-de-sac, this residence boasts a garage and off-road driveway parking for up to 3 vehicles, ensuring convenience and security.

Step inside the hallway that leads to a spacious living room. The kitchen with breakfast room and understairs storage offers good family space with door leading to the adjacent dining conservatory which invites you to enjoy meals in a garden setting.

The upper floor offers a master double bedroom, a second double bedroom, and a third bedroom that would make a perfect baby's room, study, or additional bedroom. The well-appointed family bathroom with a shower over the bath completes this floor.

Landscaped garden offers serene countryside views, providing a perfect retreat for outdoor relaxation and entertainment. Noteworthy features such as oil fired



central heating, hob and gas fire powered by LPG and double glazing.

This property will be a perfect home for someone who is looking to put their own stamp on it and likes living in a peaceful neighbourhood yet near all the local amenities.

Conveniently positioned, this home benefits from the village amenities of Fenny Compton, including a Co-op store, canal-side pub, village inn, church, and a primary school. Commuting is a breeze with easy access to Gaydon, Banbury, Leamington Spa, and Warwick via the nearby M40, M6 and M1. Additionally, Banbury offers train links to London, adding to the accessibility of this location.

For leisure enthusiasts, explore nearby attractions like Draycote Water for sailing or enjoy golf and racing in Warwick and Stratford. Indulge in comprehensive shopping experiences in Banbury, Leamington Spa, and Warwick, while Southam boasts a vibrant historic market town ambiance with various amenities including supermarkets, restaurants, and leisure centers.

Don't miss the opportunity to make this delightful property your haven amidst a blend of countryside serenity and convenient access to thriving towns and leisure pursuits.

Situation & Property Information

Freehold

No Upper Chain

Council tax band D — Stratford District Council — £2,226.81 (2023-2024)

EPC rating D

Viewings

Strictly by appointment only.



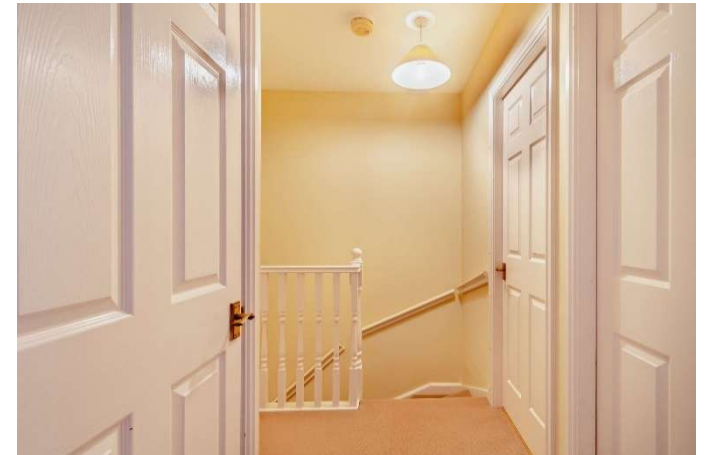
Agent's Disclaimer

Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible; however, your legal representative is legally responsible for ensuring any purchase agreement fully protects your interests. Please inform us if you become aware of any information being inaccurate.

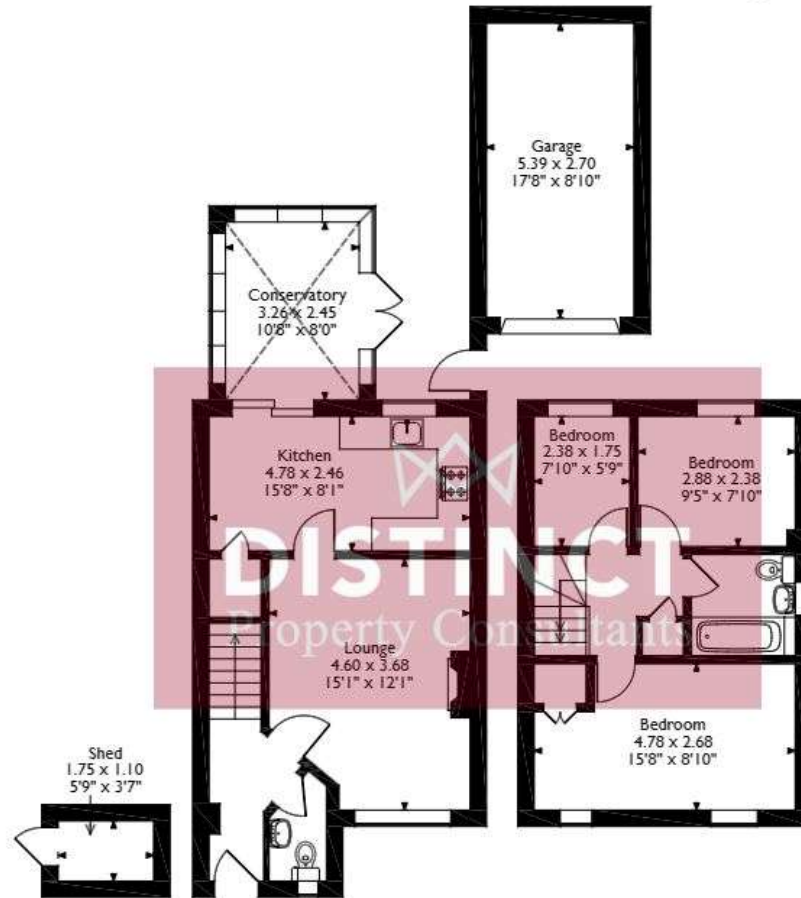
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To comply with anti-money-laundering regulations, buyers will be asked to provide proof of ID and proof of address, as well as proof of funds.

Distinct Property Consultants also offer a Lettings and Property Management Service. If you are considering renting your property, are looking at buy-to-let, or would like a free review of your current portfolio, then please call us on the number shown above. We are accredited by the UK's leading professional body Propertymark ARLA/NAEA.



Approximate Gross Internal Area
 Main House = 81 Sq M/872 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Outbuilding = 2 Sq M/22 Sq Ft
 Total = 98 Sq M/1055 Sq Ft



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

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