



**Compton Court, Long Compton, CV36 5JW**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A beautifully presented 3 bedroom bungalow with driveway, garage and mature gardens backing onto open countryside.

Having been extended and modernised by the current owners this lovely bungalow sits in a small cul de sac within this popular village. The front door opens to the entrance hall leading to a WC and to the other side a modern fitted kitchen with a further door into the sunroom/ dining room overlooking the internal courtyard garden. The sitting room has large windows overlooking the mature gardens, allowing plenty of natural light in there is an open Baxi fireplace. Access to the garden is via a useful rear porch/boot room. The main bedroom and third bedroom also have views over the garden, the second double bedroom overlooks the internal courtyard garden. The main bathroom has a large walk-in shower with a heated towel rail.

To the rear the mature garden is mainly laid to lawn with many planted borders, a patio area, also there is side access, a useful log store and water butt. The garden backs onto open fields and being Westerly facing enjoys beautiful sunsets. To the front there is a driveway and single garage.







## Key Features

- Modern Fitted Kitchen
- Sun Room/Dining Room
- Internal Courtyard
- Mature Rear Garden
- Backing onto Open Countryside
- Located in a Small Cul de Sac
- Baxi Open Fire
- Rear Porch/ Boot Room
- Walk in Shower Room
- Driveway and Garage

**Price Guide**  
**£410,000**



### Long Compton

Long Compton is a sought-after village in South Warwickshire with a range of local amenities, including a village shop, an excellent public house, a Primary school and a church. There are a variety of outstanding walks across the countryside to neighbouring villages. 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. There is a mainline rail service to London from the Cotswold town of Moreton in Marsh just 10 minutes away by car.

### Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Stratford-On-Avon District Council

Council Tax Band: D

EPC Rating: F

Mains water, drainage and electric are connected to the property.

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

### Agents Notes

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



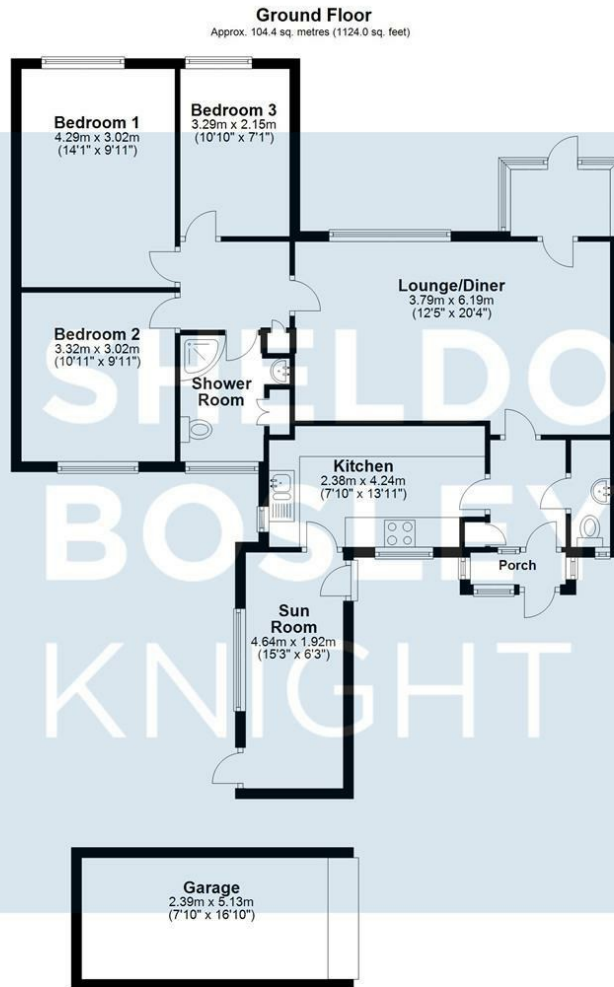








# Floorplan



Total area: approx. 104.4 sq. metres (1124.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



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We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

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



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