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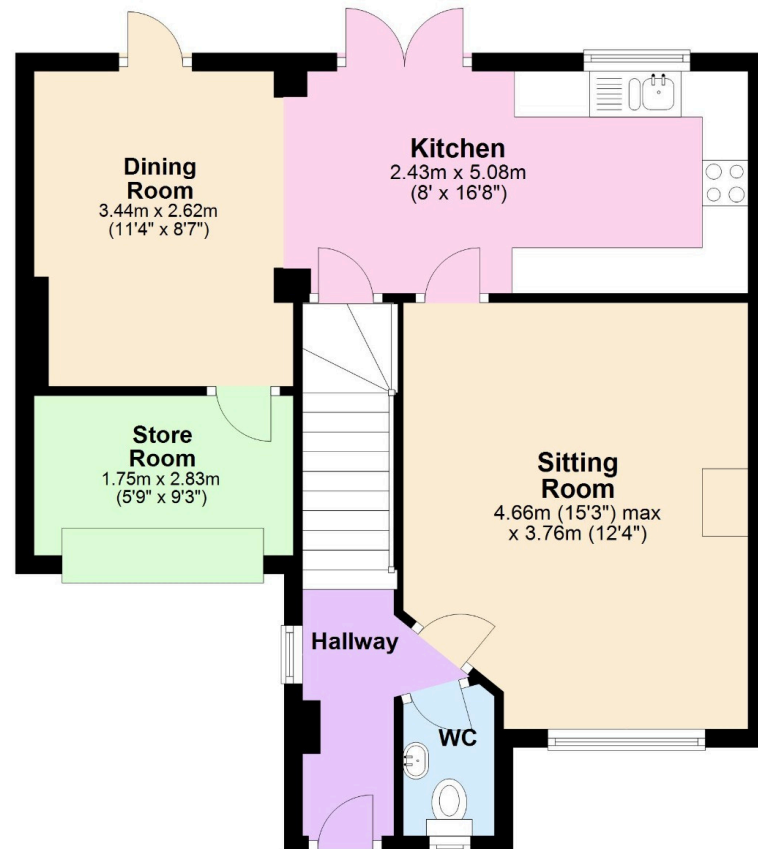
campbells

of Fenny Compton

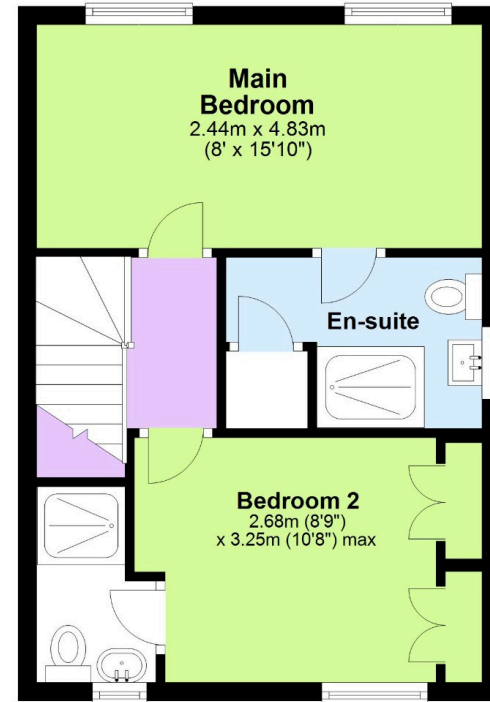


2 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage

Ground Floor












First Floor



23 FIELD GATE LANE

FENNY COMPTON, CV47 2WB

-  Two Double Bedrooms
-  Two En-Suite Shower Rooms
-  Double Glazing Throughout
-  Large Sitting Room
-  Multi Fuel Burner
-  Modern Fitted Kitchen
-  Off Road Parking
-  Dining Area
-  Countryside Views

LOCAL PROPERTY EXPERT JEREMY TAYLOR



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The service provided was excellent from the initial valuation and advice to completion.

The marketing was great with outstanding pictures and a video which resulted in an immediate flurry of accompanied viewings and an asking price offer.

Despite a few curved balls which were out of their control, Campbells kept lines of communication open throughout the process, regularly chasing and updating everyone in the chain. We would definitely recommend them to others.

Kevin & Florence about Jeremy and the Daventry Team

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



This two double bedroom detached property is located in a quiet cul-de-sac in the centre of the popular Warwickshire village of Fenny Compton.

Set back from the road, this property offers spacious living accommodation in a lovely setting, with uninterrupted views over open countryside at the back. Available to purchase with No Onward Chain, the property has been adapted and well maintained by its current owner. It is in perfectly good enough condition for you to move straight in, however, it also offers potential for the new owners to modernise and make their own. To fully appreciate all that this property has to offer, please call the friendly team at Campbells to book your dedicated viewing slot. This well proportioned property provides comfortable living space and benefits from an abundance of natural daylight throughout. The downstairs accommodation is excellent and consists of a large sitting room, a spacious kitchen, a dining area and downstairs WC. The living room is at the front of the property and has a very large window to provide an abundance of natural daylight. There is a log burner to provide a focal part of the room and you can imagine how cosy this room will be in the depths of winter. The fitted kitchen is exceptionally light and airy and offers a wide array of fitted cupboards and units whilst also benefitting from a sizeable under stairs storage cupboard. With a large window and glazed French doors, the kitchen enjoys a lovely outlook over the enclosed rear garden and fields beyond. An opening from the kitchen leads effortlessly through to the dining room, which was created by virtue of conversion of most of the garage space. The dining room provides sufficient space for a sizeable dining room table, ideal for both day to living and for when hosting family and friends. Completing the downstairs accommodation is a very handy WC.

Taking the stairs to the first floor you will find two good sized double bedrooms, each with en-suite shower rooms. When the current owner originally purchased 23 Field Gate Lane it had just one large bedroom plus two singles and a family bathroom. He subsequently took the decision to reconfigure the space to create two well proportioned double rooms and added the additional shower room. The Main Bedroom is at the rear of the property and adjacent to it is a fabulous en-suite shower room, comprising a large walk-in shower cubicle, a wash hand basin and a low level WC. Bedroom Two, is another double room and comes with double fitted wardrobes along one wall. This bedroom has a smaller but nonetheless, very useful en-suite facility, once again fitted with shower cubicle, pedestal basin and WC. Whilst the inside of the property has much to offer, the outside space is also excellent! Sitting on an enviable size plot, the driveway to the left of the property will facilitate the parking of a large car with comfort. There is also ample opportunity for on street parking immediately in front of the property if required. The front portion of the garage is now a storage room and it has light and power fitted. There is a gate to the right of the property that allows side access through to the fabulous rear garden that has so much to offer. In addition to the lovely area of lawn, you will discover a large patio area and pergola, perfect for al fresco dining when the weather allows. The garden is exceptionally tidy and relatively low maintenance and comes with a large garden shed, a log store, an area for keeping your bins and an outside tap. If you happen to have a dog, a fantastic added extra is the gate at the end of the garden that opens directly into the fields beyond.



Location

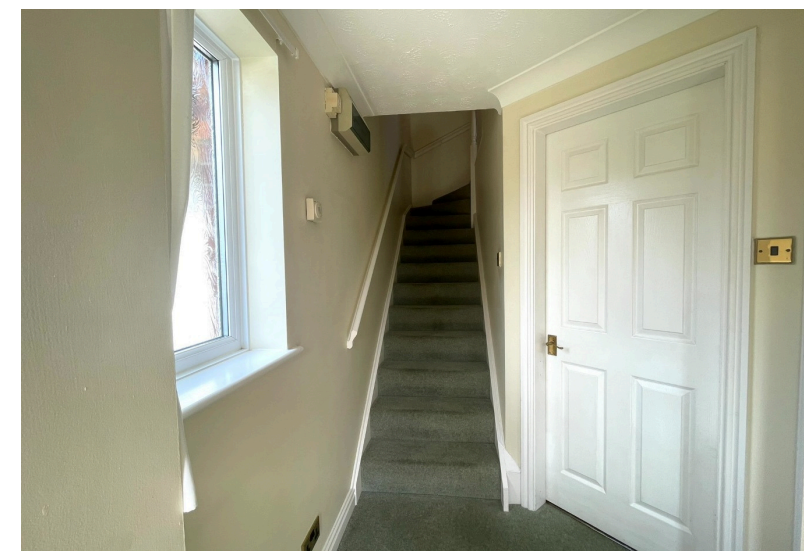
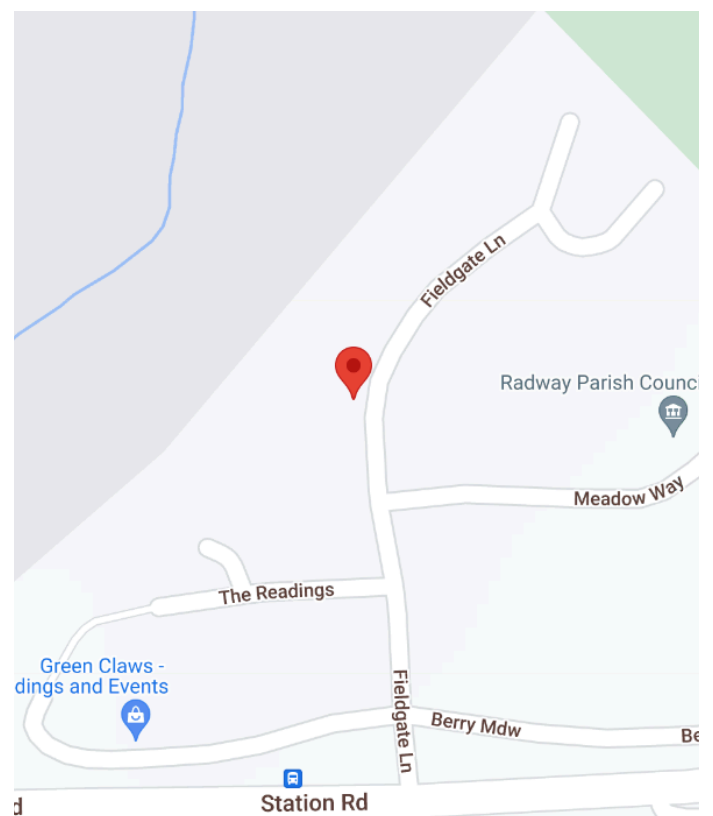
Fenny Compton is a relatively large rural village nestled between the market towns of Southam and Banbury and has so much to offer its residents.

There is a modern doctors surgery, a Co-Op, a Post Office, a nursery school, a primary school, two village pubs, a bowling club and village park with play area - to name just a few.

There is access to numerous rural pursuits, with clay pigeon shooting grounds and fishing waters on the doorstep, not to mention the various footpaths and bridleways for leisurely walks, including along the pathways of the nearby Oxford canal and of course the Burton Dassett Country Park

When you do need to travel further afield the main transport link is the M40 motorway with easy access at either Gaydon or Banbury.

Banbury train station provides direct rail links to Oxford in just 20 minute and both Birmingham and London within the hour.



Council Tax: Band D EPC: Rating E

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