



School Cottage
Long Compton
CV36

A delightful Grade II listed cottage located along a no-through road.



Chipping Norton 4 miles, Shipston-on-Stour 5 miles, Moreton-in-Marsh 6 miles (trains to London Paddington from 86 minutes), Stratford-upon-Avon 16 miles, Oxford 21 miles.

(Distances and times are approximate).





Warwickshire

School Cottage is located in a secluded position 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, and access to a network of footpaths and bridleways linking to the nearby villages of Whichford, Great Rollright and Little Compton.

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, with Daylesford Organic Farm Shop just outside nearby Kingham. Further leisure and more comprehensive shopping facilities can be found in the commercial centres of Cheltenham, Oxford, Stratford-upon-Avon and Banbury. Soho Farmhouse is just a 20 minute drive away.

In addition to the village school in Long Compton, there is further state and grammar schooling in Stratford, Warwick and Chipping Norton. Private schooling includes Kitebrook, Kingham Hill School, Cheltenham Ladies, Cheltenham College and Dean Close.

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

School Cottage is a delightful 5/6 bedroom Grade II listed cottage restored by the current owners to an excellent standard and situated on a no-through road in this sought after village.

The property offers a wealth of character including original flagstone flooring, exposed timbers and a number of fireplaces including a rather special inglenook fireplace in the drawing room. Offering contemporary yet classic accommodation, the spaces flow to provide excellent entertaining space and versatile accommodation for family and guests.

The cottage offers a classic modern kitchen which could be extended, subject to the necessary consents. There is a generous sitting room and breakfast room with stripped floors and double doors out to the rear terrace, a useful study, family room and ground floor bedroom with en suite bathroom. This could also be used as an additional reception room should it be required.

The first floor comprises 5 double bedrooms, a family bathroom and separate shower room. All the bathrooms have been replaced by the current owners to a high specification.



Gardens and grounds

To the rear of the property is a large terrace ideal for alfresco entertaining. The garden is mainly laid to lawn with a range of beds, mature shrubs and trees with a further terrace at the rear of the garden to catch the sunshine throughout the day.

Services

Mains water, drainage and electricity, biomass boiler.

Terms

Tenure: Freehold

Local Authority

Stratford District Council: www.stratford.gov.uk

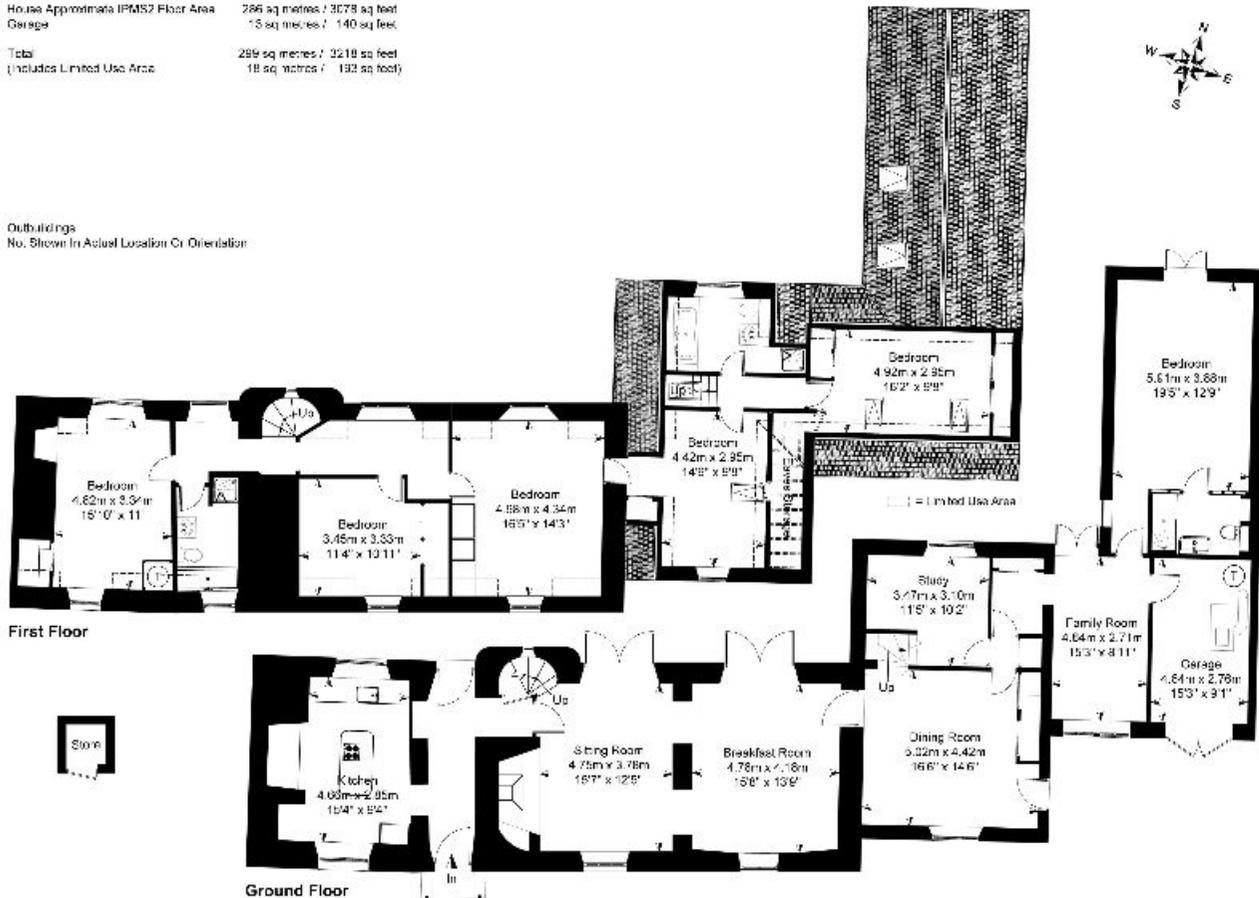
or 01789 267 575

Directions (CV36 5LA)

From Stow-on-the-Wold take the A436 towards Chipping Norton. Turn right at The Greedy Goose and immediately left towards the Rollrights. Continue until reaching the A3400 and turn left towards Long Compton. Proceed into the village. Turn right into School Close, alongside the primary school. Continue through the 5 bar gate and School Cottage will be found at the end of the lane on the left.

House Approximate IPMS2 Floor Area	286 sq metres / 3078 sq feet
Garage	15 sq metres / 140 sq feet
Total	299 sq metres / 3218 sq feet
(includes Limited Use Area)	18 sq metres / 193 sq feet

Outbuildings
No. Shown In Actual Location Or Orientation



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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 November 2020. Photographs and videos dated November 2020.

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