



Station Road, Fenny Compton, CV47 2YW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A beautifully presented three bedroom semi-detached property located on the edge of the sought after village of Fenny Compton.

Enjoying stunning countryside views to the rear and extensive off road parking to the front, this property also benefits from a generous sized south facing garden, conservatory, a cosy living room with log burner and useful store to the side of the property.

The accommodation comprises in brief; Hallway, Living Room, Kitchen, Conservatory, Utility Room, Guest Cloakroom, Store, Three Bedrooms and a family Bathroom.

Fenny Compton lies at the foot of the Burton Dassett Hills and to the North of Banbury. This traditional village features many stone-built properties and has the benefit of a number of local amenities including the Parish Church, Village Store, Post Office and Public House. There is a Primary School and a Health Centre.

A range of facilities are available in the nearby towns of Leamington Spa and Banbury including shops, cinema, restaurants and cafes. Junction 12 at Gaydon gives access to the M40.







## Key Features

- Edge of village location
- Superb countryside views to the rear
- Cosy living room with log burner
- Large useful store
- Good sized Conservatory over looking the garden
- Three Bedrooms
- Family Bathroom
- Ample driveway parking
- Fantastic south facing garden leading to open fields
- EPC Rating - E

**Price Guide**  
**£375,000**

## Hallway

## Living Room

13'9" x 12'10"

## Kitchen

12'7" x 8'2"

## Utility Room

## Store

## Conservatory

15'5" x 11'8"

## First Floor

## Bedroom

10'4" x 9'5"

## Bedroom

11'6" x 8'0"

## Bedroom

8'5" x 8'3"

## Family Bathroom

## General Information

### Services

Mains water, drainage and electricity are connected to the property. Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase. Oil central heating

### Fixtures and Fittings

All items mentioned in these particulars and below are included in the sale price, all others are expressly excluded.

### Tenure

We understand that the property is for sale Freehold

### Council Tax

We understand that the property has been placed in band C with Stratford District Council.

### Viewings

Viewings strictly by appointment with the Agents.









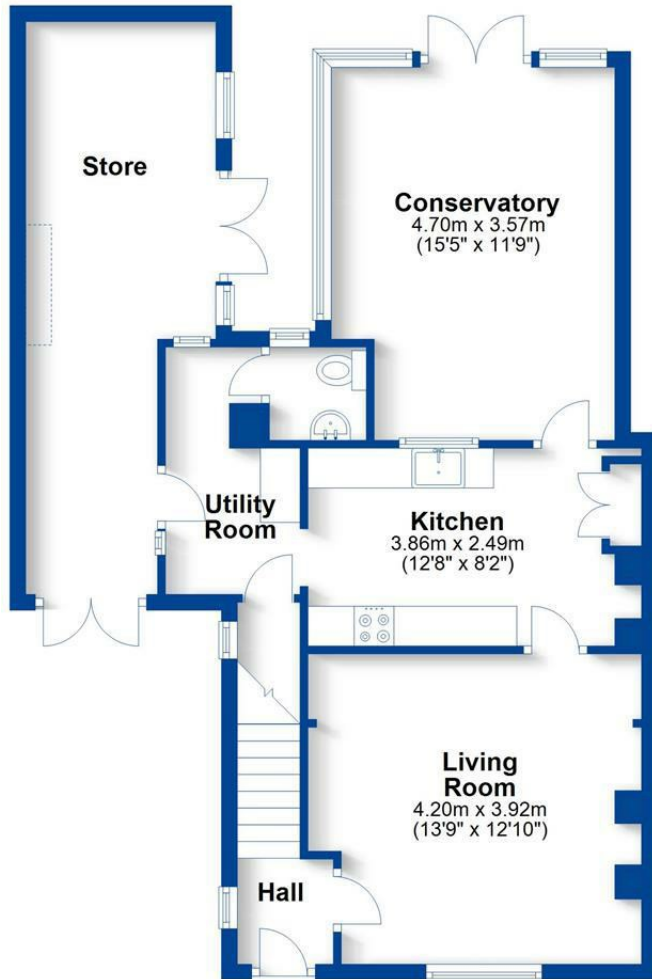




# Floorplan

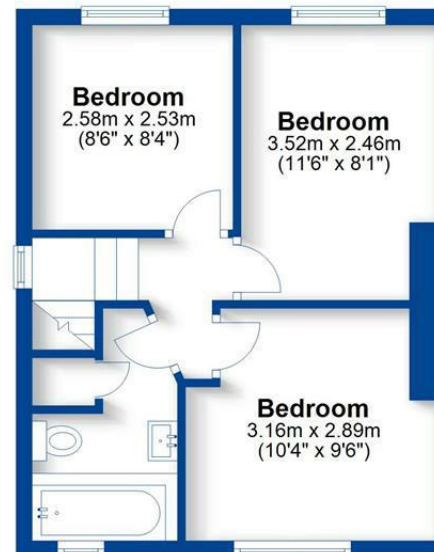
## Ground Floor

Approx. 69.6 sq. metres (749.0 sq. feet)



## First Floor

Approx. 33.1 sq. metres (356.5 sq. feet)



Total area: approx. 102.7 sq. metres (1105.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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Local Authority  
Stratford District Council

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)



SALES

LETTINGS

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LAND

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BLOCK  
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DISCLAIMER

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