

established 200 years

Tayler & Fletcher



The Goldstone, Goldstone Court, Main Street
Long Compton, Shipston-On-Stour, CV36 5JS
Guide Price £800,000



The Goldstone, Goldstone Court, Main Street

Long Compton, Shipston-On-Stour, CV36 5JS

A SPACIOUS COTSWOLD STONE DETACHED FOUR BEDROOM BUNGALOW WITH DETACHED DOUBLE GARAGE AND OFF ROAD PARKING SITUATED IN GOLDSTONE COURT ON THE EDGE OF THE VILLAGE WITH STUNNING COUNTRYSIDE VIEWS

LOCATION

Long Compton is situated astride the A3400 Oxford to Stratford-upon-Avon road, approximately 5 miles to the North of Chipping Norton. The beautiful Cotswold village set in an Area of Outstanding Beauty offers local facilities including a Post Office/General Stores, Primary School, Award Winning Public House, Garage and Parish Church. The Popular small town of Shipston-on-Stour is also within easy reach. The village is well placed for daily travel, being only 5 miles to the East of the main line railway station at Moreton-in-Marsh, which provides services into Oxford, London (Paddington) and the Midlands. The M40 London-Birmingham motorway passes approximately 15 miles to the East of the village and provides easy access to the Capital and National motorway system. Sporting activities in the area include Golf at Chipping Norton and Stratford-upon-Avon, Racing at Cheltenham, Stratford-upon-Avon and Warwick and Leisure Centre in Chipping Norton. The property is also within easy reach of Soho Farmhouse and Daylesford and Diddly Squat Farm.

DESCRIPTION

The Goldstone is one of four properties situated in Goldstone Court, a small select development located on the edge of the village, along with just three other

detached houses.

Built in the 1970's the property offers modern village living overlooking the Cotswold countryside.

Offering just over 2,000 square feet of accommodation and benefitting from uPVC windows, oil fired central heating, large inglenook fireplace with a wood burning stove and engineered oak flooring in most of the rooms. French doors lead out to the south facing garden from the principle bedroom, inner hall and dining room.

ACCOMMODATION

Covered porch leading into a bright and spacious hallway.

Dual aspect living Room with large inglenook fireplace with log burner and offering stunning views to the garden and countryside beyond.

Dining Room with engineered oak floor and glazed doors to the garden.

Kitchen/breakfast room leading to the utility room which has an external door out to the side of the property.

Cloakroom with w.c and wash hand basin.

Separate shower room with cubicle and





power shower.

Family bathroom with bath and shower over, w.c, wash hand basin and heated towel rail.

Four double bedrooms, two of which have built in wardrobes along with the principle which also has an en- suite with large walk in shower and glazed doors to the garden.

OUTSIDE

Detached double garage with electric up and over doors, power and light and side personnel door.

The rear garden is south facing with lawned and patio area and is well stocked with mature flower and shrub borders and trees.

Beyond the garden is stunning far reaching Cotswold countryside views.

FIXTURES AND FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

LOCAL AUTHORITY

Stratford Upon Avon District Council
Elizabeth House
Church Street
Stratford-upon-Avon
Warwickshire
CV37 6HX

www.stratford.gov.uk

COUNCIL TAX

Council Tax band F. Rate Payable for 2025/ 2026 £3391.51

SERVICES

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

Oil fired Mistral boiler for central heating and hot water. Bottle LPG for the gas hob.

TENURE

The property is offered to the market freehold with vacant possession.

VIEWING

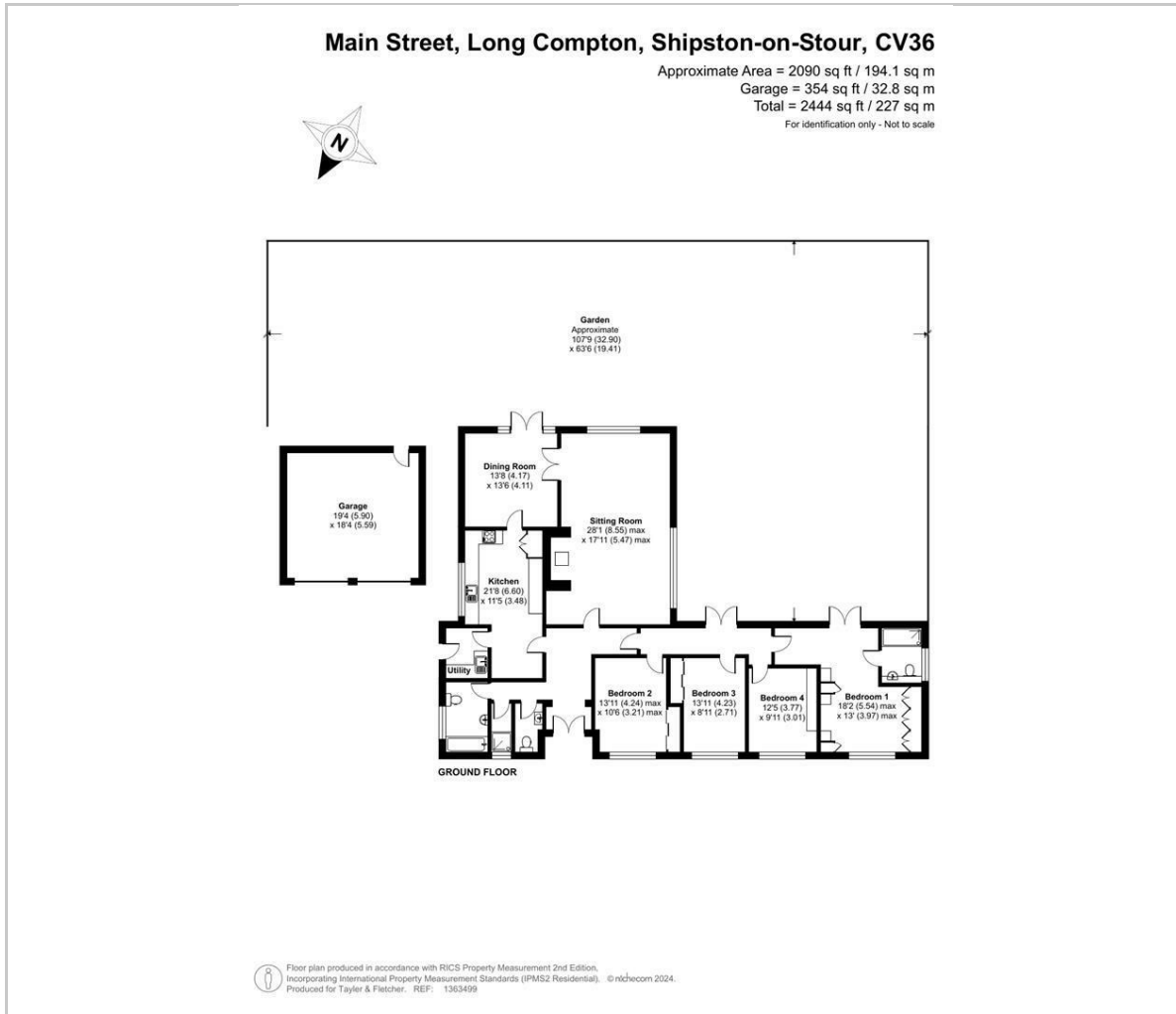
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

Directions: From Chipping Norton take the A3400 north heading to Shipston on Stour On entering the village of Long Compton take the turning left just before the access to the car park to The Red Lion Inn, proceed up the roadway to Goldstone Court, The Goldstone is the first property on your left.

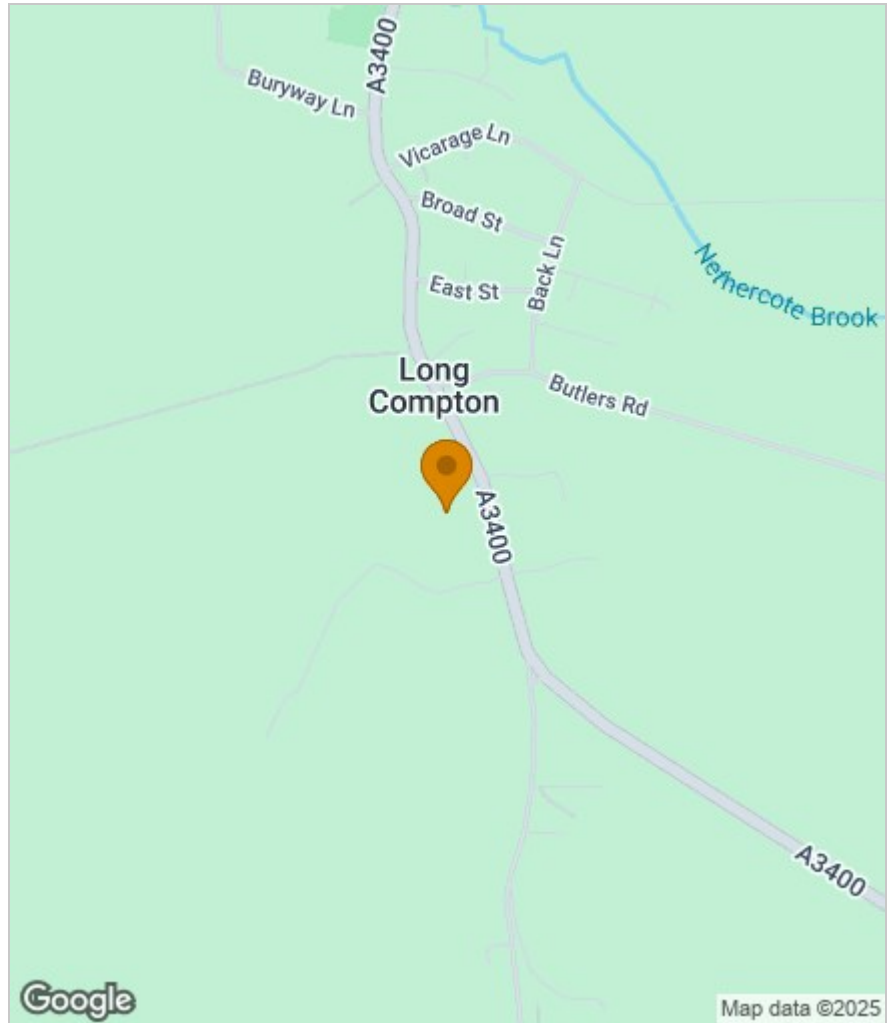
MANAGEMENT COMPANY

The purchasers of The Goldstone will become share holders of Goldstone Court Management Company

Floor Plan



Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	57		67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

EU Directive 2002/91/EC
 