



TO LET UNFURNISHED

A THREE BEDROOM SEMI-DETACHED
COTTAGE WITH ENCLOSED WEST
FACING GARDEN TO THE REAR

RENT: £1200.00 pcm
DEPOSIT: £1384.61
HOLDING DEPOSIT: £276.92

NO TENANT APPLICATION FEES

- Entrance Porch & Hallway
- Sitting Room
- Kitchen
- Conservatory
- Three Bedrooms
- Bathroom
- Rear Garden
- Parking
- EPC Band E

LONG COMPTON
£1200 PCM

STONESFIELD COTTAGE 51 MAIN STREET LONG COMPTON CV36 5JS

5 miles from Shipston on Stour
5 miles from Chipping Norton
6 miles from Moreton in Marsh
12 miles from Banbury (M40 Junction 11)

A THREE BEDROOM SEMI- DETACHED HOUSE WITH WEST FACING REAR GARDEN

Viewing strictly by appointment
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Long Compton is desirable village located in the Cotswold Hills along the A3400 road, approximately halfway between Stratford-upon-Avon and Oxford. The village benefits from an active community with primary school, Public House, Village Stores and village hall. The nearby towns of Shipston on Stour and Chipping Norton offer a wider range of recreation, shopping and medical facilities.

Located in the heart of the village, within a few steps of the general stores, **Stonesfield Cottage** comprises a semi-detached stone-built property set back from the main street. The property has recently undergone a program of modernisation and improvement works including new energy efficient electric heaters, replacement kitchen, redecoration and replacement flooring. To the rear of the property an enclosed garden enjoys a westerly aspect with two useful garden stores.

THE GROUND FLOOR

Entrance Porch with part-glazed door, window to front and electric light. Front door opens to **Entrance Hall** with obscured glazed window to side and under stairs cupboard. **Sitting Room** 4.03m x 3.55m (13'2"x11'7") window to front, wood effect flooring and open fireplace with stone surround and matching hearth. **Kitchen** 3.39m x 2.21m (11'1"x7'2") fitted with a range of matching units under wood effect worktops. Single worktop to one wall with inset stainless steel single bowl single drainer sink with mixer tap, space and plumbing under for dishwasher and washing machine. Matching L-shaped worktop with inset electric hob with single electric oven under and extractor hood over. Range of built-in drawers and cupboards with matching wall cupboards over. Space for fridge and freezer. Window to rear. **Bathroom** fitted with panelled bath with shower attachment and wall mounted electric shower unit over, pedestal wash hand basin, close coupled WC, obscured glazed windows, extractor

fan, towel radiator and wall mounted electric heater. **Conservatory** 3.36m x 2.58m (11'x8'5") with tiled floor, windows to two sides, electric light, power supply and part-glazed door to garden.

THE FIRST FLOOR

Landing with access to loft space and window to front. **Bedroom One** 3.42m x 3.06m (11'2"x10') with window to front. **Bedroom Two** 3.31m x 2.89m (10'10"x9'5") including built-in airing cupboard with hot water cylinder and outlook to the rear of the property. **Bedroom Three** 3.19m x 1.99m (10'5"x6'6") outlook to the rear of the property.

OUTSIDE

To the front of the property, a picket fence with pathway leads to the front door and a hard landscaped garden with shrubs and plants. To the side of the property a pedestrian gate gives access to the rear garden, with paved patio adjoining the rear of the property and leading to a shed and outbuilding. Parking to rear.

GENERAL INFORMATION

Directions CV36 5JS
From Shipston on Stour take the A3400 south for Oxford. After approximately 5 miles upon entering Long Compton, continue through the village, where the the property will be found on the right-hand side identified by our To Let board.

What3Words: [///kick.aged.epidemics](https://www.what3words.com/kick.aged.epidemics)

Services

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

Council Tax

Payable to Stratford District Council - Listed in Band D

Energy Performance Certificate

Current: 40 Potential: 82 Band: E

Tenancy

Stonesfield Cottage is available to let on an Assured Shorthold Tenancy for an initial period of 12 months at a rent of £1200 per calendar month exclusive of outgoings including council tax, telephone, water and drainage, electricity, etc.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks rent and to sign an Assured Shorthold Tenancy Agreement.

Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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