



FENNY COMPTON

COLEBROOK  
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT



**TROTTIE'S COTTAGE  
DOG LANE  
FENNY COMPTON  
WARWICKSHIRE  
CV47 2YD**

*Situated approximately 7 miles from Southam, 10 miles from Banbury, 14 miles from Warwick and Leamington Spa, 4 miles from Junction 12 of the M40 Motorway.*

**A CHARMING THREE BEDROOM  
DOUBLE FRONTED PERIOD COTTAGE  
PRESENTED TO AN EXCEPTIONAL  
LEVEL IN A QUIET LANE OPPOSITE  
THE VILLAGE CHURCH**

- Entrance Hall
- Sitting Room
- Kitchen / Living Room
- Dining Room
- Guest WC
- Utility Room
- Three Bedrooms
- Bathroom
- Ensuite Shower Room
- Cottage garden
- Driveway & Single Garage
- EPC Rating F

**VIEWING STRICTLY BY APPOINTMENT  
01926 640 498  
[sales@colebrookseccombes.co.uk](mailto:sales@colebrookseccombes.co.uk)**





**Fenny Compton** is a popular South Warwickshire village close to the borders of both Oxfordshire and Northamptonshire. The village is set in attractive countryside, with the Oxford Canal to the East and the Burton Dassett Hills Country Park to the West. The village offers good local facilities including Public House, General Stores, Post Office, Fire Station, Primary School and Doctors' Surgery.

A wider range of leisure, shopping and sport facilities are available at nearby Banbury and Southam. The mainline railway to London Marylebone takes approximately 1 hour from Banbury.

Fenny Compton is situated about 4 miles from Junction 12 of the M40 Motorway at Gaydon, which gives road access to Oxford and London to the South and Birmingham and the Midlands to the North.

**Trottie's Cottage** is located in a quiet no through lane adjoining the picturesque village church and grounds of St. Peter & St. Clare. Understood to date back to the late 1600's the property is originally understood to have been two cottages. Subsequent alterations and improvements, the latest in 2021, which included a complete refurbishment and extension to the rear, result in a beautifully presented cottage with an abundance of charm and character. These latest works include: replacement roof, windows, doors, plumbing, wiring, kitchen, bathrooms, flooring, replastering and redecoration throughout, whilst retaining many original features.

## GROUND FLOOR

**Entrance Hall** vaulted to the first floor ceiling with gallery landing over. Windows to front, parquet flooring, understairs cupboard and exposed stonework. **Sitting Room** double aspect to front and rear of the property with parquet flooring, exposed stonework and magnificent inglenook fireplace with seats, bread oven and dry store. Floor standing solid fuel stove set to stone hearth. **Dining Room** outlook to the front of the property with built-in window seat and Karndean flooring. Opening continues to **Kitchen/Living Room** with two sets of bifold doors opening to rear garden, connecting door returning to Entrance Hall. Fitted with a contemporary white kitchen under quartz worktops, including inset induction hob,

double electric oven, storage cupboards, drawers and matching wall cupboards over. Matching central island unit with stainless steel sink with mixer tap over, storage under, integrated dishwasher, integrated fridge and Karndean flooring. **Guest WC** fitted with wash handbasin set to vanity unit and WC with concealed system. Towel radiator, extractor fan and obscured glazed window. **Utility Room** fitted with wood worktop and Belfast sink with mixer tap. Space and plumbing for washing machine, fridge and freezer. Window to front and built-in storage cupboard housing pressure hot water cylinder and electric boiler.

## FIRST FLOOR

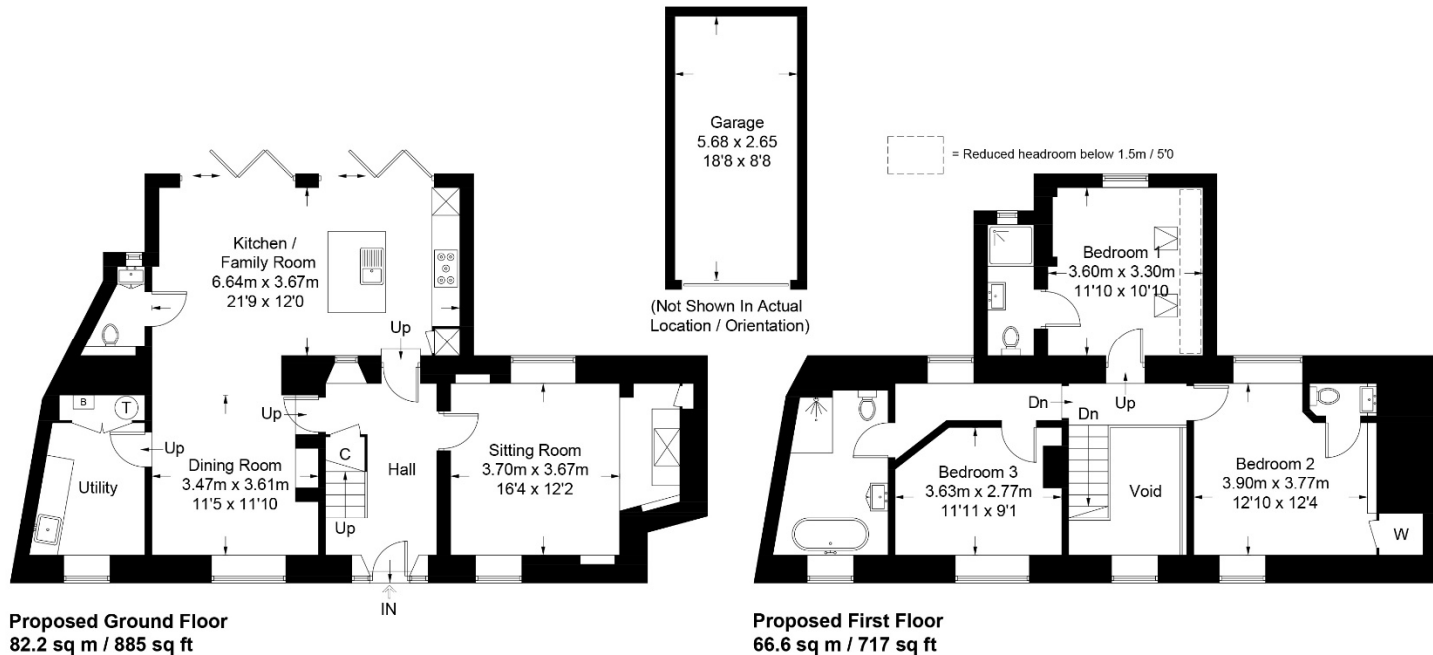
**Gallery Landing** with outlook to the front of the property and the village church. **Bedroom One** with part vaulted ceiling and outlook to the rear of the property. **Ensuite Shower Room** with close coupled WC, wash handbasin set to vanity unit and open shower cubicle. Obscured glazed window, towel radiator and extractor fan. **Bedroom Two** double aspect to front and rear of the property and built in wardrobe cupboard. **Ensuite Cloakroom** with close coupled WC and wash hand basin. **Bedroom Three** outlook to the front of the property and exposed brick chimney breast. **Bathroom** fitted with walk-in shower with glazed shower screen, close coupled WC, double ended freestanding bath and wash handbasin set of vanity unit. Obscured glazed window to front, access to loft space, towel radiator and extractor fan.

## OUTSIDE

To the front of the property to the opposite side of the lane, the property has a parking area leading to **Single Garage**, with up-and-over door to the front and window to side. To the rear of the property an enclosed West facing cottage garden has been attractively landscaped with a paved terrace adjoining the bifold doors from the Kitchen/Living Room. Steps lead down to an ornamental lawn with mature trees, shrubs and plants. **Summerhouse**. Outside lighting, power and water supply.

NB: pedestrian gate provides a right of way across the neighbouring property.





Approximate Gross Internal Area = 142.7 sq m / 1536 sq ft  
Garage = 15.1 sq m / 162 sq ft  
Total = 157.8 sq m / 1698 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1176129)

#### 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, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

## GENERAL INFORMATION

### Tenure

Freehold with Vacant Possession.

### Services

Mains water, drainage and electricity are connected.  
Electric boiler provides central heating.  
Ofcom Broadband availability: *Superfast*.  
Ofcom outdoor Mobile coverage likely: *O2, 3, Vodafone. Limited for EE*

### Council Tax

Payable to Stratford District Council, Listed in Band D

### Energy Performance Certificate

Current: 25 Potential: 55 Band: F

### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

### Material information:

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

### Directions

CV47 2YD

From the village centre, proceed to the Southern end of the High Street and turn left into Memorial Road which leads into Church Street. After passing the church take the turning on the left into Dog Lane where the property will be found at the end on the Right-hand side. Note- the street is narrow. It is recommended to park in Church Street for viewings.

What3Words:

///plea.array.hill

CS-2272/22.03.2025

2 Banbury Street  
Kineton CV35 0JS  
01926 640498  
sales@colebrookseccombes.co.uk

COLEBROOK  
SECCOMBES