





## 9 GRANTS CLOSE FENNY COMPTON WARWICKSHIRE CV47 2YA

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 SEMI-DETACHED HOUSE OFFERING MUCH SCOPE FOR MODERNISATION BACKING ONTO OPEN COUNTRYSIDE

- Entrance Porch & Hall
- Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gardens front and rear
- EPC Band E

**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.

**9 Grants Close** is located in a quiet small cul-de-sac close to the village centre and is one of several similar semi-detached mid 20th century properties, understood to have originally been constructed by the local authority in the 1950s. The Property has been in the same occupancy and ownership Since construction and now offers an exciting opportunity for redevelopment alteration and improvement works.

#### THE GROUND FLOOR

**Entrance Porch** with part-glazed front door. **Entrance Hall** with understairs cupboard and window to rear. **Dining Room** double aspect to front and side of the property. **Sitting Room** outlook to the front of the property with stone fireplace (currently not in use) and cupboard with hot water cylinder. **Kitchen** fitted with stainless steel single bowl single drainer sink with storage cupboards under, space and plumbing for washing machine.

Additional worktop with storage cupboards beneath to side and space for fridge. **Rear lobby** with door to garden. **WC** with low-level WC window to side. **Store room**.

#### THE FIRST FLOOR

**Landing** with window to rear. **Bedroom One** outlook to the front of the property and built in double wardrobe. **Bedroom Two** outlook to the front of the property and built-in wardrobe cupboard. **Bedroom Three** outlook to the rear of the property with access to loft space. **Bathroom** fitted with panelled bath, pedestal wash hand basin, low-level WC, obscured glazed window and towel radiator.

#### OUTSIDE

To the front of the property a lawn sets the property back from the street with a concrete pathway leading to front door at the side of the property. Pedestrian gate opens to rear garden which is enclosed and laid predominantly to lawn with concrete pathway running the length of the garden. Brick built outhouse. Mature trees and shrubs to borders and hedgerow to the end of the garden adjoining the surrounding fields.

### GENERAL INFORMATION

#### Tenure

Freehold with Vacant Possession.

#### Services

Mains water, drainage, and electricity are connected.

Central heating provided by Storage heaters.

Ofcom anticipated Broadband Speed: Ultrafast

Ofcom anticipated outdoor Mobile reception: O2, Vodafone, EE, Three.

#### Council Tax

Payable to Stratford District Council - Listed in Band C

#### Energy Performance Certificate

Current: 49 Potential: 79 Band: E

#### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly 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, significant events.

#### Directions

CV47 2YA

From the village centre, proceed South along Bridge Street, where Grants Close will be found on the right-hand side. The property will be identified by our For Sale board.

What3Words:

///adventure.reclaim.wired

#### 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.

**CS-2276/26.04.2025**