



SCUTTLEBROOK COTTAGE 10 BROOK STREET FENNY COMPTON CV47 2YH

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.

AN EXTENDED, IMPROVED AND WELL- PRESENTED MID-TERRACE COTTAGE WITH GARDEN AND HOME OFFICES ADJOINING THE NEIGHBOURING FIELDS

- Entrance Hall
- Living Room
- Kitchen
- Two Bedrooms & Dressing Room
- Bathroom
- Two Home Offices
- EPC Band D

VIEWING STRICTLY BY APPOINTMENT
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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.

Scuttlebrook Cottage is positioned within a short distance of the village centre and local facilities and comprises a mid-terrace two storey cottage which is understood to date back originally to the late 19th century. Later mid 20th century extension and alteration work includes a single storey addition to the rear and more recently the property has undergone considerable updating and improvement by the current owners, including internal and external decoration, replacement boiler, replacement bathroom, landscaping of the garden and the addition of a pair of home offices to the end of the garden.

THE GROUND FLOOR

Entrance Hall wood floor. **Living Room** double aspect to front and rear of the property, exposed stonework, wood floor and feature stone fireplace with flagstone hearth and inset log stove. **Kitchen** with matching units to opposite walls under granite effect worktops. Inset ceramic 1½ bowl single drainer sink with mixer tap, space and plumbing for dishwasher and washing machine

and matching wall cupboards over. Electric double oven with electric hob and extractor over, space for fridge freezer. Tiled floor, window and part-glazed door to garden. **Bathroom** white suite comprising panelled bath with mixer tap and shower attachment over, pedestal wash hand basin close coupled WC, tiled walls, tiled floor, obscured window and towel radiator.

THE FIRST FLOOR

Landing exposed wooden floor and access to loft space. **Bedroom One** outlook to the front and wood floor. **Bedroom Two** outlook to the rear and wood floor. **Dressing Room/Office** outlook to the rear, wood floor and fitted with a range of wardrobe storage, including hanging rails and shelving.

OUTSIDE

To the rear of the property an attractive cottage garden has a paved patio adjoining the rear elevation with outside lighting and water supply. **Boiler House** floor standing Worcester combination boiler. The garden leads from the property with gravel pathway, ornamental flowerbeds and lawn. **Home Office/Workshop** currently configured as two separate home offices with part-glazed doors and windows, insulated with power, CAT5 internet and light supply, wood effect flooring and panelled walls. A pedestrian gate leads onto the neighbouring field and access returning to Brook Street.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage, and electricity are connected. Oil-fired Central heating. Ofcom anticipated Broadband Speed: Ultrafast Ofcom anticipated outdoor Mobile reception good: O2, Vodaphone, EE, Three.

Council Tax

Payable to Stratford District Council - Listed in Band C

Energy Performance Certificate

Current: 65 Potential: 74 Band: D

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 2YH

Located part way along Brook Street identified by our For Sale board
What3Words: ///recitals.quantity.nail

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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