



**THE GOLD STONE, GOLDSTONE COURT, MAIN STREET
LONG COMPTON, NR SHIPSTON ON STOUR CV36 5JS**

SECCOMBES

ESTATE AGENTS

**THE GOLD STONE
GOLD STONE COURT
MAIN STREET
LONG COMPTON
NR SHIPSTON ON STOUR
CV36 5JS**

Situated approximately 5 miles from Chipping Norton, 6 miles from Shipston on Stour and Moreton in Marsh and 20 miles from Oxford.

A SPACIOUS DETACHED FOUR DOUBLE BEDROOM BUNGALOW OVERLOOKING AN ATTRACTIVE ENCLOSED GARDEN WITH DOUBLE GARAGE AND GOOD OFF-ROAD PARKING SITUATED ON THE EDGE OF THE VILLAGE WITH FAR-REACHING VIEWS.

Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Four Double Bedrooms, Ensuite Shower Room, Family Bathroom, Separate Shower Room, Cloakroom. uPVC Double Glazing. Oil-Fired Heating. Attractive Enclosed South-Facing Landscaped Garden. Detached Double Garage. Off Road Parking.

Viewing through:

Seccombes Estate Agents, Shipston on Stour

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Long Compton is an attractive South Warwickshire village situated close to the Oxfordshire border and on the eastern edge of the Cotswold Hills.

Within the village there is a fine parish Church, village stores, primary school, the well-known Red Lion Inn and Oxheart Restaurant, together with a beautician, hairdresser, crystal shop and "milk from the farm".

The local towns of Moreton in Marsh, Chipping Norton and Shipston on Stour provide a comprehensive selection of shops, schools and recreational facilities.

Close by is Daylesford Organic Farm Shop at Kingham, together with Soho Farmhouse at Great Tew.

The Gold Stone is one of four properties situated in Goldstone Court, a small select development quietly located on the edge of the village,

with the other three properties being detached Cotswold Stone houses.

The property is a spacious detached four double bedroom bungalow understood to have been built in the 1970s offering well-presented and well-proportioned accommodation benefiting from uPVC double glazing and oil-fired heating.

In the living room there is a large inglenook fireplace incorporating a wood burning stove with views out over the garden to the surrounding Cotswold countryside.

The majority of the rooms have engineered oak flooring and from the inner hallway and dining room, French doors lead out into the attractive enclosed south-facing garden. Situated a short distance from The Gold Stone is a detached Cotswold stone double garage with good off-road parking in front. The accommodation comprises:



Covered Porch to spacious **Entrance Hall** with engineered oak floor.

Living Room about 28'0"/8.54m in length overlooking the enclosed south-facing garden and countryside beyond with large inglenook fireplace with flagstone hearth and woodburning stove, engineered oak floor. Part-stained glass double doors lead through to the

Dining Room with engineered oak floor with glazed double doors leading out to the garden.

Kitchen/Breakfast Room double glazed double china sink with fitted cupboards under, fitted base units with timber work surfaces over, fitted wall units with concealed lighting under, built-in Siemens electric oven, four-ring gas hob with extractor hood over and built-in bottle fridge under, plumbing for washing machine. Adjoining is the **Utility Room** with one and half bowl glazed china sink with fitted wall units, plumbing for washing machine.

Situated off the entrance hall is the **Family Bathroom**, tiled with bath with shower and shower screen over, w.c., wash hand basin, heated towel rail.

Separate Shower Room with electric power shower.

Cloakroom with w.c., wash hand basin.

Inner Lobby with engineered oak floor, glazed double doors to garden and patio.

Master Bedroom double aspect with a range of three built-in double wardrobes and additional built-in bedroom furniture. Door to



Ensuite Shower Room with large walk-in shower, w.c., wash hand basin, heated towel rail.

Three further Double Bedrooms, two with built-in wardrobes, engineered oak flooring.

Outside and situated a short distance from The Gold Stone is a detached Cotswold stone **Double Garage** with power and light connected, two electric up and over single garage doors, side personnel door. To the front is good off-road parking.

The **Gardens** form an important part of the property. To the front is a lawned area surrounded in part by a flower border.

The **principal garden** is south-facing and situated to the back, is L-shaped and about 63'0"/19.2m max deep x 88'0"/26.85m max wide. Immediately adjoining The Gold Stone is a large split-level paved patio surrounded by and incorporating well-stocked flower, lavender and shrub borders. Beyond the garden is principally lawned and incorporating a number of fine ornamental trees. In addition, there are far-reaching views out over the surrounding countryside.

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

Council Tax This is payable to Stratford on Avon District Council. The property is listed in band F.

Fixtures and Fittings All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.



Services

Mains electricity, water and drainage are connected to the property. Oil-fired Mistral boiler for central heating and hot water. Bottled LPG gas for gas hob.

Energy Performance Certificate

Current: 47 (E) Potential: 73 (C)

Management Company

The Gold Stone will be part of Gold Stone will become share holders Court Management Company and the purchase(s).

Directions

Postcode CV36 5JS

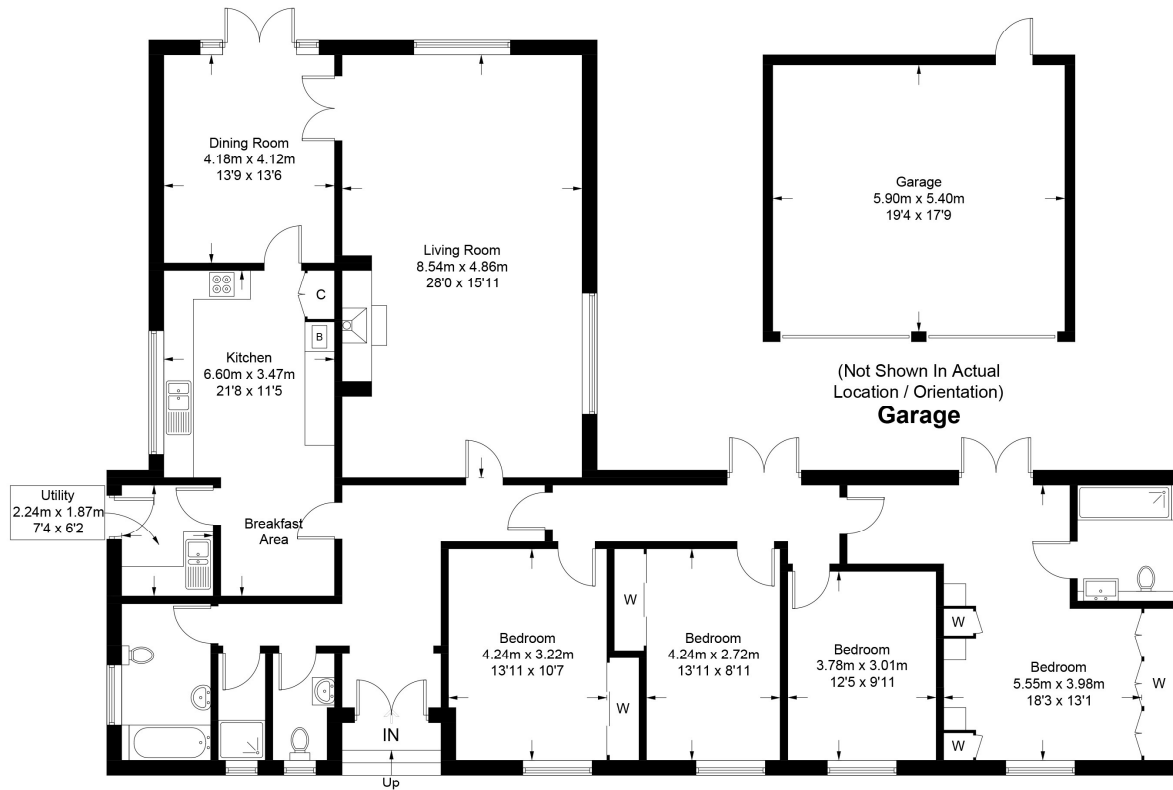
From Shipston on Stour take the A3400 south for Chipping Norton and Oxford. After about five miles, on entering the village of Long Compton, continue past the Church, village shop and Red Lion Inn on the right. A short distance after the car park to the Red Lion Inn, take the first right turn and proceed up the roadway to Gold Stone Court. The Gold Stone is the first property on the right.

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.

MFF/S3185/F010/05.06.2024

FLOOR PLANS



Approximate Gross Internal Area = 189.7 sq m / 2042 sq ft
 Garage = 31.9 sq m / 343 sq ft
 Total = 221.6 sq m / 2385 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1092048)



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