



Peregrine House, Broad Street, Long Compton
Nr Shipston-on-Stour, Warwickshire

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ESTATE AGENTS

STRUTT
& PARKER

BNP PARIBAS GROUP

Peregrine House, Broad Street, Long Compton, Warwickshire CV36 5JH

An attractive period village house

Chipping Norton 5 miles, Moreton-in-Marsh 7 miles, Shipston-on-Stour 5 miles, Banbury 16 miles (London, Marylebone 55 minutes) Kingham 8 miles, Stratford-upon-Avon 16 miles, Oxford 21 miles.

Entrance hall | Sitting room | Dining room
Kitchen/breakfast room | Utility room | Principal bedroom with en suite bathroom | 3 Further bedrooms | Family shower room | Garden

EPC rating F

The property

Peregrine House is a pretty property with distinctive oriel windows, exposed beams and fireplaces. The front door opens into a hall, off which is the sitting room with fireplace, access to the garden and door to the study. The other side of the hall is the dining room with inglenook fireplace, stairs to first floor, door to utility room and an arch through to the fully fitted kitchen/breakfast room with Aga. From the dining room, stairs rise to the first floor landing off which is the principal bedroom with en-suite bathroom, three further bedrooms and the family shower room.

Outside

To the rear of Peregrine House is a mature mainly lawned garden with a number of mature trees and shrubs. Accessed from the kitchen and the sitting room is a large paved terrace suitable for outdoor entertaining.

Location

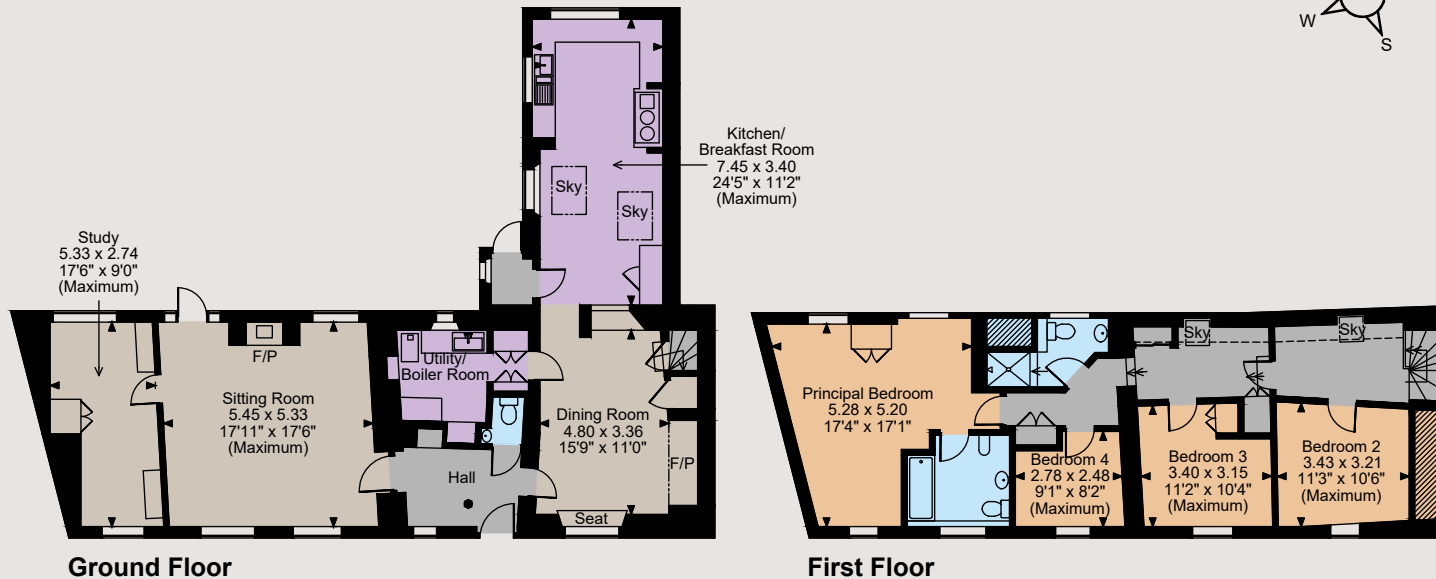
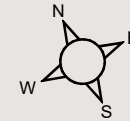
Peregrine House is located in the picturesque village of Long Compton, within the Conservation Area. The village is situated

on the edge of the Cotswolds, in an Area of Outstanding Natural Beauty, on the borders of North Oxfordshire, North Gloucestershire and South Warwickshire. The village has a general store, nursery and primary school, a village hall, sports field and a good village pub. The property is well placed for Daylesford Farm Shop and Soho Farmhouse. The market towns of Chipping Norton, Shipston-on-Stour and Moreton-in-Marsh are all within easy reach, providing a range of every day facilities, whilst the cultural centres of Stratford-upon-Avon and Oxford provide a wider range of recreational and educational opportunities. Regular rail services are available in Moreton-in-Marsh, Banbury and Oxford Parkway.





Peregrine House Broad Street, Long Compton
Internal area 2,121 sq ft (197 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Direction

From Chipping Norton take the A3400 north towards Stratford-upon-Avon. Proceed into the centre of the village of Long Compton and take the second right turn after the village hall in to Broad Street. Peregrine House will be found on the left after about 100 yards.

General

Local Authority: Stratford District Council 01789 267575

Services: Mains water, electricity and drainage.

Council Tax: Band F

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments are specifically excluded.

Tenure: Freehold

Guide Price: £725,000

Moreton-in-Marsh

Fosse House, High Street GL56 0LH

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Secombes

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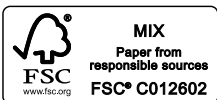
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