



16 THE LONG CLOSE, STOURTON, NR SHIPSTON ON STOUR CV36 5HT

SECCOMBES

ESTATE AGENTS

16 THE LONG CLOSE STOURTON NR SHIPSTON ON STOUR CV36 5HT

Situated about 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 Junction 15) and Banbury (M40 at Junction 11).

AN IMPRESSIVE, SPACIOUS AND WELL-PRESENTED STONE VILLAGE HOUSE SITUATED ON THE EDGE OF THE COTSWOLDS WITH WONDERFUL FAR-REACHING VIEWS

Reception Hall, Sitting Room, Dining/Kitchen, Garden Room, Study, Utility Room, Cloakroom, Spacious Landing, Four Double Bedrooms, Four Bathrooms (three ensuite). Oil-Fired Heating. Double Glazing. Integral Double Garage. Off-Road Parking. Attractive Landscaped Garden Adjoining Farmland.

Viewing: Seccombes Estate Agents, Shipston on Stour
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Stourton is an attractive village set in the undulating South Warwickshire countryside on the edge of the Cotswolds, close to North Oxfordshire and North Gloucestershire County borders. The village is situated in the Cotswold area of outstanding beauty.

Stourton adjoins the neighbouring village of Cherington and within the village there is a fine parish Church, good village pub, new village hall and The Cotswold Distillery. Good local community with a monthly farmers market and regular community activities. In addition, the house benefits from superfast broadband and has access to numerous public footpaths and bridleways locally.

Neighbouring villages of Upper and Lower Brailes offer a good variety of local amenities including a butcher, general store, newsagent and bakery, together with a primary school, garage and Roman Catholic chapel.

In addition, there is an 18-hole golf course at Sutton under Brailes. There are several sports facilities in Shipston including a leisure centre with swimming pool.

The local town of Shipston on Stour, together with the market towns of Moreton in Marsh and Chipping Norton offer a more comprehensive range of facilities. The larger centres of Banbury, Stratford upon Avon, Oxford, Warwick and Leamington Spa are easily accessible. Junction 11 and 14 of the M40 Motorway are at Banbury and Warwick.

Mainline rail stations at Banbury and Moreton in Marsh with services south to Oxford and London respectively. In addition, from Banbury there is a train service to London (Marylebone) in just under an hour.



Trains north from Stratford and Warwick Parkway to Birmingham and onwards.

16 The Long Close is an impressive, spacious and well-presented stone village house quietly situated on the edge of the Cotswolds with outstanding far-reaching views over the surrounding farmland and countryside.

An important feature of the property is the impressive dining kitchen situated next to the garden room with outstanding views. In addition, the kitchen and bathrooms are well appointed.

From the spacious **Reception Hall** with oak boarded flooring, door to the **Sitting Room** with dressed stone fireplace incorporating a wood burning stove and double French doors to garden.

Dining Kitchen well appointed with built-in base and wall units, glazed china double sink unit, two-hob three-oven electric ESSE cooker, porcelain tiled floor with glazed door to **Garden Room** with double French doors to the garden, stone tiled floor.

Well-appointed **Utility Room** with fitted wall units and stable door to garden, porcelain tiled floor.

Study with door to **Integral Double Garage**. **Cloakroom**.

Spacious **Part-Galleried Landing** with **airing cupboard**, **Principal Bedroom** having far-reaching views, **Ensuite Shower** room leading through to **Dressing Room**.



Two further **Double Bedrooms** both with built in wardrobes and **Ensuite Shower Rooms**.

On the second floor **Spacious Landing** with **Double Bedroom Four** and spacious **Family Bathroom** with store cupboard.

Integral Double Garage with light, power and water connected, HRM Wallstar oil-fired boiler for central heating and hot water, personnel door to garden, electric up and over door, off road parking for two/three cars in front.

The Garden, which adjoins farmland with outstanding views over the surrounding countryside, is an important feature of the property, is enclosed and has been attractively landscaped.

Immediately adjoining the house is a stone paved patio with the garden being principally lawned with well stocked flower and shrub borders, together with a beech and thorn hedge. In addition, there are a variety of apple and ornamental trees.

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 G.



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 boiler for central heating and hot water.

Energy Performance Certificate

Current: 69 (C) Potential: 89 (B)

Directions

From the centre of Stourton take road signposted for Whichford. After about 300 yards turn left into The Long Close taking the first turning on your right into a courtyard. 16 The Long Close is situated in the right-hand corner.

What three words /// creamed.encloses.crockery

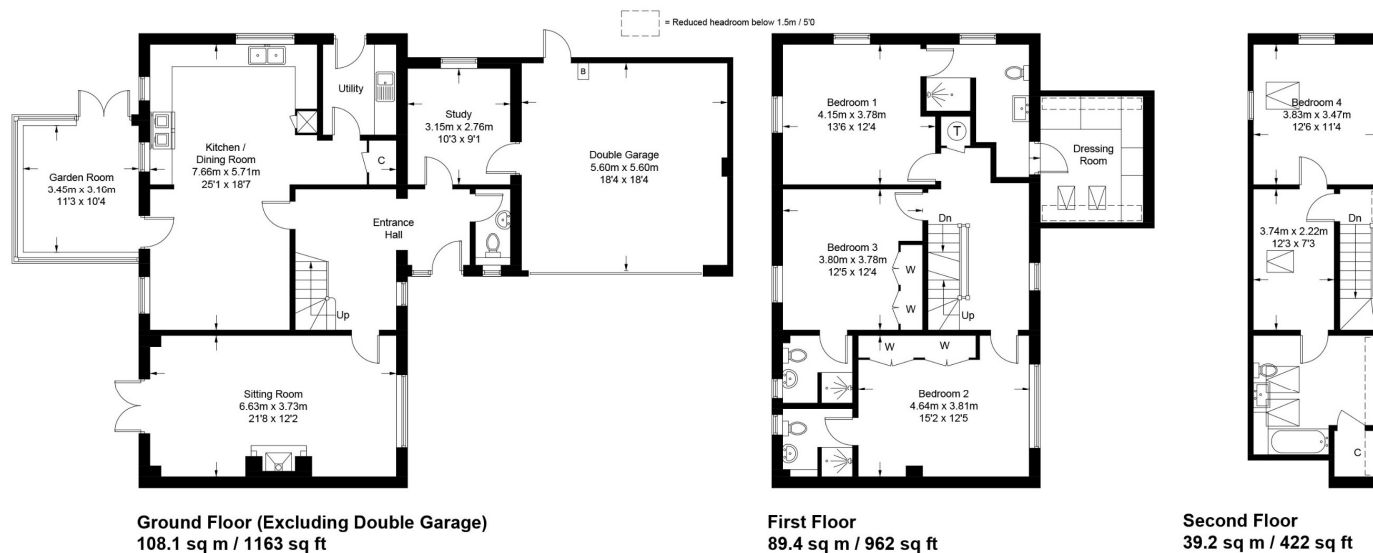
Postcode CV36 5HT

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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FLOOR PLANS



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