



**HOLMANS**  
ESTATE AGENTS

# 11 The Butts, Long Compton, Shipston-on-Stour, Warwickshire. CV36 5JU

Guide Price £225,000, Freehold

## Property Description

Occupying a discreet hideaway location in the centre of Long Compton between East Street and Back Lane, this semi-detached, two bedroomed true bungalow residence offers an excellence prospect for those looking for a rural village retreat, well-screened in all directions and having the benefit of a sunny south facing back garden.

The property is warmed with night store heating and UPVC double glazed windows and doors. There is a fitted kitchen to the front and all internal doors have been renewed.

Whilst there is no allocated parking to the property, there are two tarmaced pathways, one leading to East Street where there is unallocated parking for The Butts, and one leading to Back Lane where there is on-road parking.

Long Compton has a popular village shop, primary school, a small restaurant and the very popular Red Lion public house. The village is equidistance from the popular market towns of Chipping Norton, Shipston-on-Stour and Moreton-in-Marsh with the latter having its own railway station with links to Oxford and London Paddington.

## Accommodation comprises:

### Open Porch

With quarry tiled floor and built-in meter cupboard.

### Central Entrance Hall

With night store heater, six internal bleached exposed pine doors, one housing an airing cupboard with foam lagged cylinder and immersion heater.

### Front Kitchen

(10' 1" x 8' 4") or (3.08m x 2.53m)

Fitted on three sides with laminate work tops, inset stainless steel sink unit with single drainer, slot-in electric oven. Space and plumbing for automatic washer and dishwasher. Six matching wall-mounted cupboards, one housing circuit breaker unit, five matching base cupboards, part-tiled walls and work top. Built-in extractor, night store heater.

### Rear Bedroom 1

(10' 1" x 12' 4") or (3.08m x 3.75m)

Night store heater, southerly aspect over rear garden, built-in louvred door wardrobe.

### Rear Bedroom 2

(9' 4" x 7' 10") or (2.85m x 2.40m)

Electric panelled radiator.

### Bathroom/W.C.

With three piece coloured suite, low flush w.c., pedestal wash hand basin, handled panelled bath with Mira wall-mounted electric shower and glazed side screen. Two large dressing mirrors, partially tiled walls, built-in extractor and electric convector heater. Heated towel rail and radiator.

### Through Living Room

(22' 6" x 11' 3" Max) or (6.85m x 3.42m Max)

With two night store heaters, ornamental timber fire surround, well screened outlook over front garden and full height picture window and door giving access to south facing well screened rear garden.

### Outside

#### Rear Garden

(19' 8" x 32' 10") or (6.0m x 10.0m)

With random Cotswold stone boundary wall, larch lap fencing with integrated gate giving pedestrian access to Back Lane. Several mature trees and bushes and attached garden store to one side, separate timber cabin and separate workshop.

#### Workshop

(11' 4" x 4' 3") or (3.46m x 1.30m)

Timber framed with power and light installed.

#### Front Garden

(19' 8" x 32' 10") or (6.0m x 10.0m)

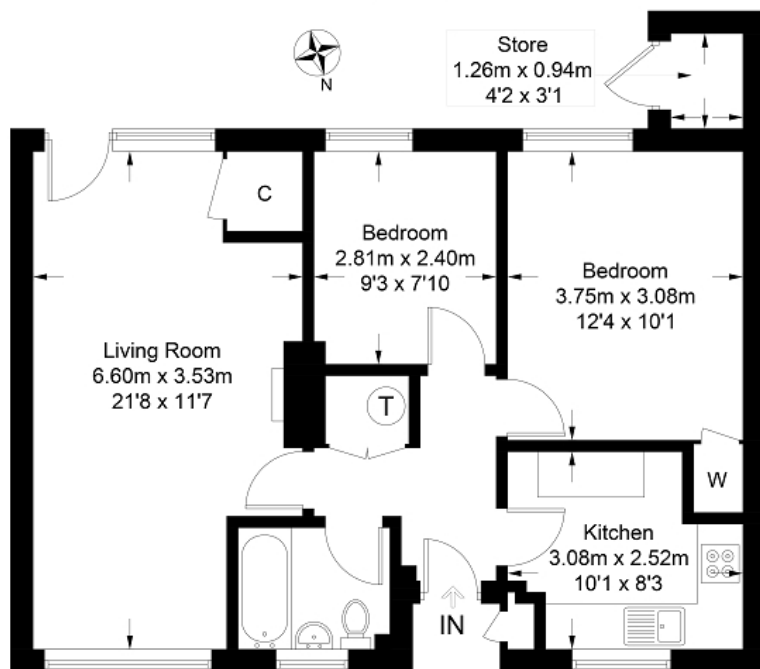
Screened with mature foliage and lattice fencing on two sides and interwoven fencing to one side with central copper beech tree and central pathway.

### N.B

There is a management company in charge of maintaining all communal areas within the development which includes gardening and tree management, with an annual service charge of approximately £175 per annum to the management company Orbit Housing Association. Exact terms and conditions of this arrangement should be ascertained in pre-contract enquiries prior to exchange of contracts.



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Approximate Gross Internal Area = 60.1 sq m / 647 sq ft  
 Store = 1.3 sq m / 14 sq ft  
 Total = 61.4 sq m / 661 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1135477)

## Directions

From our office in Moreton-in-Marsh, turn left and at the first mini-roundabout turn left along the A44 towards Chipping Norton. After approximately 2 miles take the turning on the left signposted Barton-on-the-Heath and Long Compton, continue to the junction with the A3400, turning right through the village, and after several hundred yards turn left in to East Street (in front of the sign for the school). Towards the end of East Street there is a parking bay for approximately four vehicles on the right hand side and the entrance to The Butts is at the end of the parking bay adjacent to two hedgerows for pedestrian access. This in turn leads to a central lawned area with access to this property leading through a trellised area and a turquoise blue gate.

| Energy Efficiency Rating                    |                         |            |
|---|-------------------------|------------|
|   | Current                 | Potential  |
| Very energy efficient - lower running costs |                         |            |
| (92+) <b>A</b>                              |                         | <b>115</b> |
| (81-91) <b>B</b>                            |                         |            |
| (69-80) <b>C</b>                            |                         |            |
| (55-68) <b>D</b>                            |                         |            |
| (39-54) <b>E</b>                            | <b>47</b>               |            |
| (21-38) <b>F</b>                            |                         |            |
| (1-20) <b>G</b>                             |                         |            |
| Not energy efficient - higher running costs |                         |            |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |            |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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