



Stonegate, Church Street  
Fenny Compton, CV47 2YE



ROUND & JACKSON  
ESTATE AGENTS





A rare opportunity to purchase a very well presented, detached, four-double bedroom, stone-built property which sits on a large plot in the popular village of Fenny Compton. Modern heating and solar panels fitted.

#### The property

Stonegate, Fenny Compton is a very well presented, detached, stone-built property which sits on a large plot in the heart of the conservation area. The property has a very pleasant outlook, to all aspects, and has been fitted with cost saving heating, via an air source heat pump, and the property has solar panels, with battery storage, and two electric vehicle charge points. Not only do these expensive upgrades reduce bills significantly, but they also provide income from the energy created. The property itself has been well cared for by the current owners and has been updated in their ownership, to a very good standard. The property looks out over pretty cottages and roof lines and the gardens, on all sides, offer a large amount of privacy. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a large porch, a welcoming hallway, W.C, sitting room and a good size kitchen diner. On the first floor there is a bright landing, four double bedrooms (en suite to main room) and there is a family bathroom. There is a single garage, currently being used as a gym, workshop and a utility area, and also a large carport which adjoins the garage. Outside there is a large driveway to the front, for many vehicles, and there are pretty gardens on three sides of the property. The lawned areas and borders are well kept with many established trees, bushes and planted borders. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Porch

A large and very useful porch with a bow window to the front aspect, and a further window and door leading into the hallway.

#### Entrance Hallway

A very welcoming hallway with doors leading off and stairs rising to the first floor. Window overlooking the front of the property and the porch.

#### W.C

Recently refitted with a modern white suite comprising a toilet and hand-basin. There is attractive panelling to the walls, tiled splash backs, and there is a window.

#### Sitting Room

A spacious sitting room with dual aspect windows to the front and side. Ample space for furniture and there is a log burning stove fitted. The whole room is very bright and airy.

#### Kitchen Diner

A pleasant, open-plan kitchen diner with a window and French doors leading into the garden. The kitchen is fitted with a range of gloss fronted cabinets with wooden worktops and there is a really useful breakfast bar which separates the dining area and kitchen. There is an inset sink and drainer and there are a number of integrated appliances including, a range cooker, with LPG gas hob, an extractor hood and there is a dishwasher. There is space for a fridge freezer and a useful, built-in storage cupboard. The dining area has a good amount of space for a table and chairs, and other furniture, and there is vinyl flooring fitted throughout.

#### Former Garage/Utility

Currently being used as a utility room and workshop, but could easily be converted back to a working garage with the addition of a new door (currently configured for pedestrian access) There is space and plumbing for a washing machine and a tumble dryer and there is a door to the front aspect, and further door leading into the main hallway of the house. Plenty of space for storage.

#### First Floor Landing

A spacious, bright and airy landing with doors leading to the first floor rooms, and a window to the front aspect. There is a built-in shelved cupboard and a loft hatch providing access to the roof space. The loft is partially boarded with light and ladder fitted.

#### Four Bedrooms

The main bedroom is a large double room with a large window to the front aspect, offering a really pleasant view across the village. There is a door leading into the en-suite bathroom which is fitted with a white suite comprising a panelled bath, with mixer shower over, a toilet and a wash basin. There are white tiled splash backs and there is a built-in, shelved cupboard and eaves storage. Window to the rear aspect. Bedroom two is a good size double room with fitted wardrobes and dual aspect windows to the side and rear, which offer a pleasant outlook across the village. Bedroom three is a further, good size double room with a window to the side aspect and there is low-level eaves storage. Bedroom four is a double room with fitted wardrobes and there is a window to the rear aspect, offering a pleasant outlook across the village.



#### Family Bathroom

A super family bathroom which is fitted with a white suite comprising a panelled bath, toilet and wash-basin. There is a mixer shower over the bath and fitted shelving. There is attractive white tiling, vinyl flooring and there is a window to the rear aspect.

#### Outside

To the front of the property there is a large and very private lawned garden with well-kept conifer hedges fronting the road. The tarmac driveway provides parking for at least six vehicles and there is a five bar gate leading out onto Church Street.

The garden has established trees and bushes and well stocked planted borders. There is a useful carport adjoining the garage which is ideal for storage and this leads through to the rear garden. To the side of the property there is a further, lawned garden with more well-kept borders and established planting. From here there is a gate leading to the rear garden. The rear garden is completely private with a large patio area and is a fantastic entertaining space accessed via the kitchen. There are established fruit trees, and fruit bushes, and there is a sleeper edged border and a useful storage shed.

#### Situation

Fenny Compton is an attractive village situated in South Warwickshire close to the North Oxfordshire and South Northamptonshire borders at the bottom of the Burton Dassett hills. Local village amenities include a medical centre with pharmacy, primary school, village shop, post office and public house. Larger centres include the market town of Banbury, Leamington Spa, Stratford-Upon-Avon and Warwick which all offer exceptional shopping, theatre and leisure facilities.

There is a well-established local primary school, Dassett Church of England School, as well as a local secondary school, Kineton. Excellent connections to the M40 motorway at junction 12 (Gaydon) approximately 5 miles or Junction 11 (Banbury) 8 miles. Excellent train services from Banbury to London (Marylebone from 57 minutes) and Birmingham from Leamington Spa. Birmingham Airport from 40 minutes. Sporting and leisure facilities include golf at Hellidon Lake Golf Club, Tadmarton Heath, Cherwell Edge (Middleton Cheney) and Warwickshire Golf and Country Club (Leek Wootton); Horse racing at Stratford-upon-Avon, Warwick and Towcester; cricket at Radway; real tennis at Morton Morrell, lawn tennis at Cropredy and lovely walks in the Burton Dassett Country Park and along the Oxford canal, and theatre at Stratford-upon-Avon.

#### Directions

From Banbury take the B4100 Warwick Road and having descended Warmington Hill take the right hand turning signposted to Avon Dassett. Travel through the village of Avon Dassett continuing past the turning for Burton Dassett Hills and following the signposts for Fenny Compton. Having entered the village take the right hand turning into Church Street where the property will be found immediately on your left hand side.

#### Services

All mains services connected, with the exception of gas. The heating is via a modern, air-source heat pump and solar panels are fitted, with battery storage.

#### Local Authority

Stratford On Avon District Council. Tax band F.

#### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

#### Tenure

A freehold property.

#### Agents Note

The property has an air source heat pump fitted, for the central heating system, and there are solar roof panels, battery storage and there is an EV charge point. Details of income and costs are as follow;

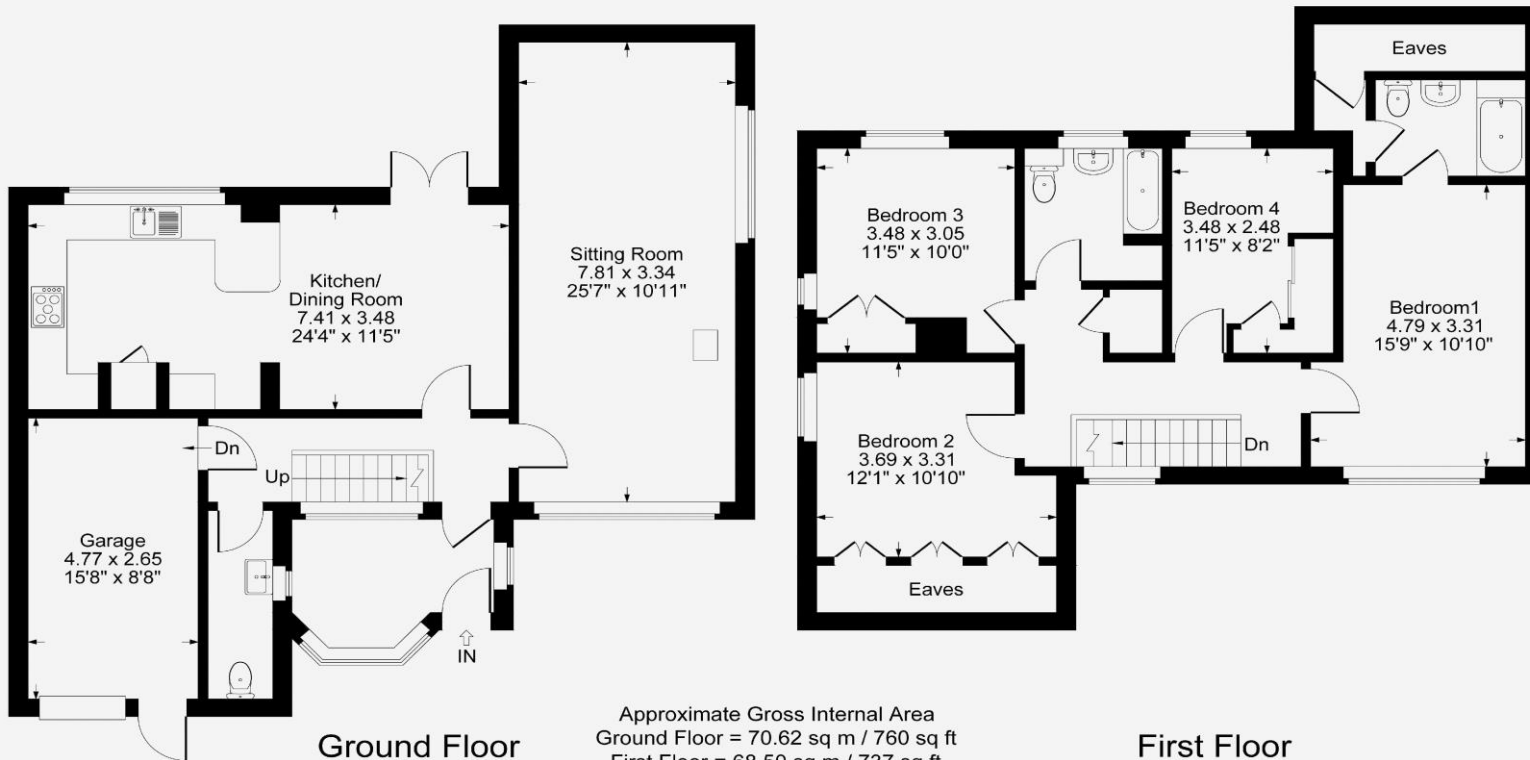
The annual electricity bill is currently less than £1000, including all heating and electric car charging. The home storage batteries give 10kWh of storage and there are two 7kW EV chargers, both of these are integrated to the solar panels allowing for free charging with excess solar during the day. The solar feed in payments for the house are received quarterly at approximately £400 annually. In addition, the RHI grant payment to the household for the heat pump is £1400 annually.

There is planning in place to further extend the property. The details are as follow:

- Master bedroom, en-suite and dressing room (making the house 5 bed)
- Additional reception room (5.4m x 3.7m)
- Extending the downstairs hallway and moving the stairs
- Single storey kitchen extension
- Extending the existing ensuite and adding a dressing room
- Converting the carport into a garage/storage space.
- In all this adds 70 sqm of living space and 25 sqm of garage/storage, 95sqm (1000 sq/ft) in total.

**Guide Price - £625,000**

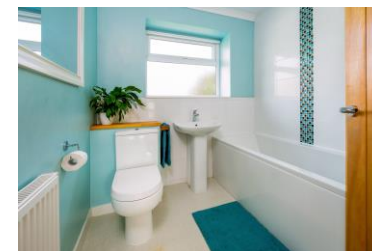




**Ground Floor**

**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 70.62 sq m / 760 sq ft  
 First Floor = 68.50 sq m / 737 sq ft  
 Garage = 12.49 sq m / 135 sq ft  
 Total Area = 151.61 sq m / 1632 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)

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