



HARRISON
ARDENSON
Sales &
Lettings

Brewery Row, Little Compton

Guide Price £475,000



This charming three-bedroom terraced cottage is offered for sale with no onward chain and is located in a highly desirable village setting.

The property features two well-proportioned reception rooms, providing flexible living and dining options, a welcoming living room complete with a log burner, downstairs toilet, and a generous size kitchen. The principal bedroom benefits from its own en-suite, complemented by two further bedrooms.

The cottage is within easy reach of Moreton-in-Marsh, offering excellent train links to London and Oxford, making it an ideal choice for commuters or those seeking a peaceful retreat with great connectivity.

Externally, the property boasts mature front and rear gardens, creating an attractive and private setting. The front garden offers a pleasant approach with established planting that enhances the cottage's kerb appeal. The rear garden provides a tranquil space for outdoor relaxation or entertaining, with mature shrubs and well-maintained borders.

The property has oil central heating.

The combination of a welcoming interior and delightful outside areas makes this property a perfect choice for those looking to enjoy village life in a sought-after location.

• EPC: D • Council Tax Band: D • Tenure: Freehold •

Little Compton is an attractive Cotswold village which benefits from a local pub, village church and children's park. There are many countryside footpaths around this idyllic village, which can lead you to Daylesford, Soho Farmhouse, Chipping Norton, Stow-on-the-Wold and Diddly Squat Farm Shop.





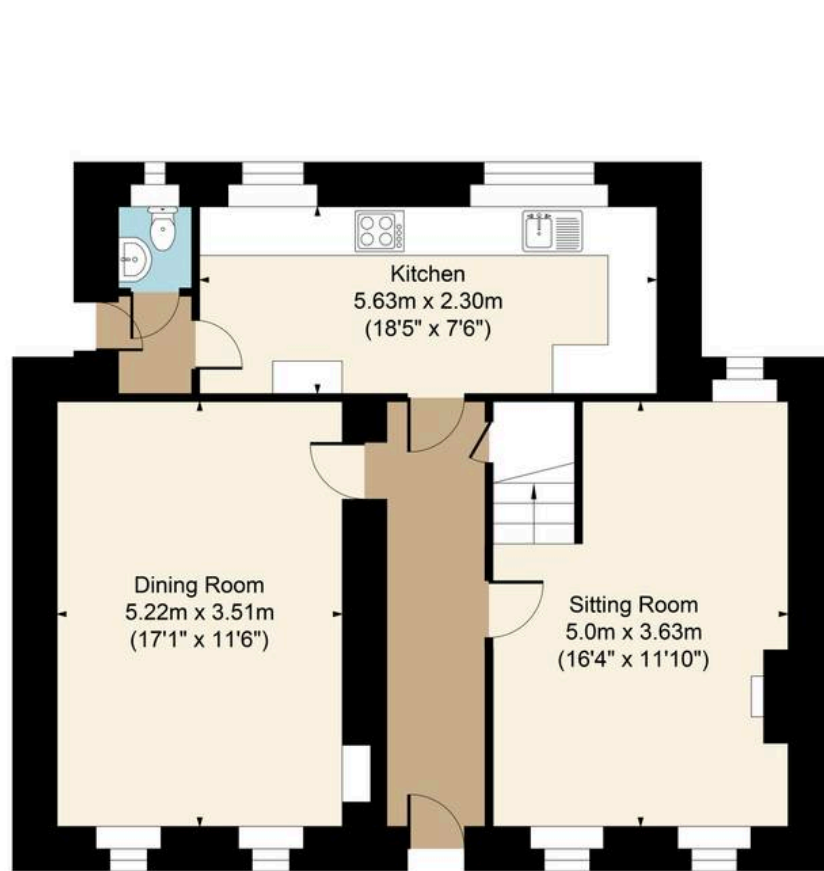


Energy Efficiency Rating

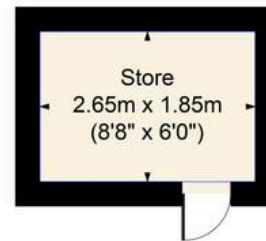
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

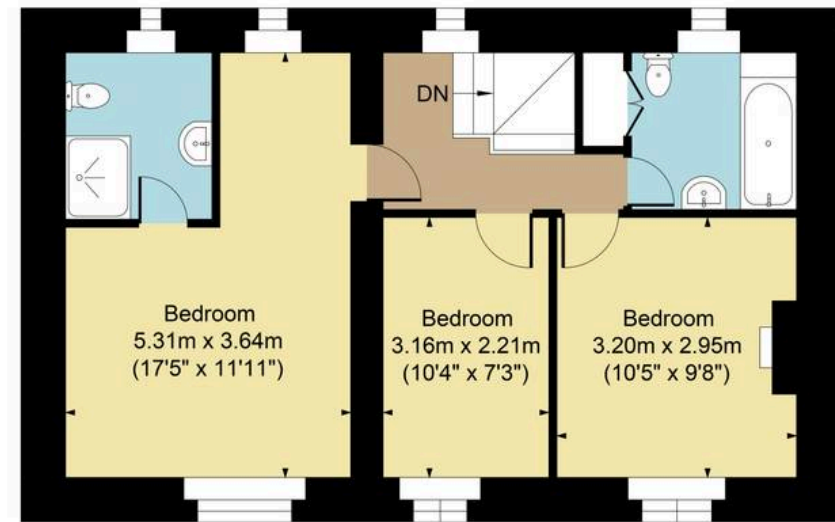
Main House Approx. Gross Internal Area:- 110.05 sq.m. 1185 sq.ft.
 Store Approx. Gross Area:- 4.90 sq.m. 53 sq.ft.
 Total Approx. Gross Area:- 114.95 sq.m. 1238 sq.ft.



Ground Floor



Store



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ Denotes restricted head height
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