



HARRISON
Sales &
Lettings
WARDEN

Post Office Row, Little Compton

Guide Price £575,000



This delightful three-bedroom Cotswold stone cottage is situated in the popular village of Little Compton, offering spacious and well-proportioned accommodation together with a lovely, well established garden.

The property oozes character, with an abundance of period features including exposed beams, traditional Cotswold stonework and a gorgeous feature fireplace, creating a warm and welcoming feel throughout. The spacious kitchen/diner forms the heart of the home, with plenty of space for family life and entertaining. A bright garden room overlooks the outside space and provides a lovely additional reception area, bringing plenty of natural light and creating a wonderful connection with the outdoors.

Upstairs, there are three good-sized bedrooms, with the principal bedroom benefiting from built-in wardrobes and its own en-suite shower room. There is also a downstairs family bathroom, providing practical and convenient accommodation for family and guests.

Outside, the established garden is a real delight, offering a peaceful and attractive space with plenty of greenery and scope for the new owners to make it their own. At the bottom of the garden is a charming stone barn, currently used as a storeroom, offering useful additional space and plenty of potential for a variety of uses, subject to any necessary consents.

With its beautiful Cotswold stone, exposed beams, feature fireplace, generous living spaces, principal bedroom with en-suite and built-in wardrobes, charming stone barn and sought-after village location, this home perfectly combines traditional cottage character with comfortable modern living.

EPC: E

Council Tax Band: E

Tenure: Freehold



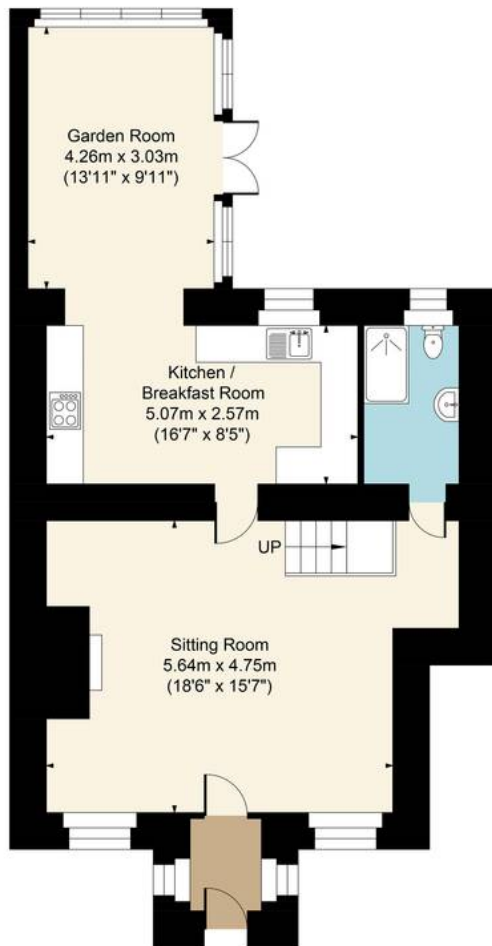




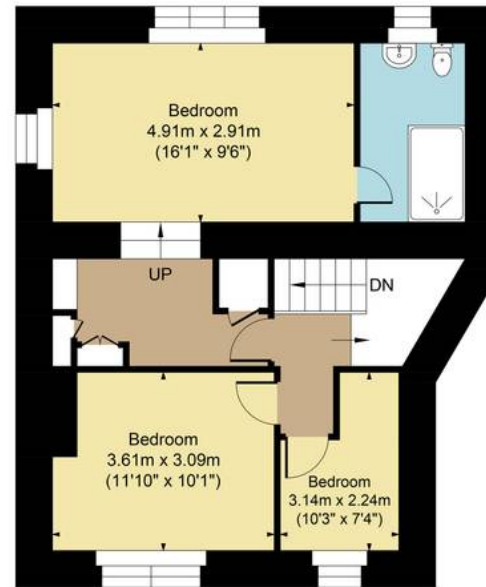
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	79
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	47	74
England, Scotland & Wales		

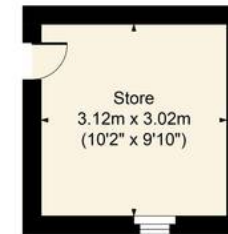
Main House Approx. Gross Internal Area:- 117.82 sq.m. 1268 sq.ft.
 Store Approx. Gross Area:- 9.42 sq.m. 101 sq.ft.
 Total Approx. Gross Area:- 127.24 sq.m. 1369 sq.ft.



Ground Floor



First Floor



Store

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