



FENNY COMPTON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**THE FOLD
BRIDGE STREET
FENNY COMPTON
WARWICKSHIRE
CV47 2XY**

Situated approximately 7 miles from Southam, 10 miles from Banbury, 14 miles from Warwick and Leamington Spa, 4 miles from Junction 12 of the M40 Motorway at Gaydon.

**ENJOYING VIEWS TOWARDS THE
BURTON DASSETT COUNTRY PARK,
AN INDIVIDUAL DETACHED FOUR
BEDROOM HOUSE IN MATURE
GARDENS AND GROUNDS**

- Reception Hall
- Sitting Room
- Reading Room
- Dining Room
- Kitchen Breakfast Room
- Utility Room
- Boot Room
- Four Bedrooms, one with ensuite
- Bathroom & Shower Room
- Gardens of approximately 1/4 acre
- Driveway & Double Garage
- EPC Rating C

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Fenny Compton is a popular South Warwickshire village close to the borders of both Oxfordshire and Northamptonshire. The village is set in attractive countryside, with the Oxford Canal to the East and the Burton Dassett Hills Country Park to the West. The village offers good local facilities including Public Houses, General Stores, Post Office, Primary School and Doctors' Surgery & dispensary.

A wider range of leisure, shopping and sport facilities are available at nearby Banbury and Southam. The mainline railway to London Marylebone takes approximately 1 hour from Banbury.

Fenny Compton is situated about 4 miles from Junction 12 of the M40 Motorway at Gaydon providing access to Birmingham and the Midlands to the North, whilst Junction 11 at Banbury is approximately 10 miles distant and gives access to Oxford and London to the South.

The Fold enjoys an enviable position on the outskirts of this popular village with views over the surrounding countryside and on towards the Burton Dassett Hills Country Park. Understood to have been designed and constructed to the original occupiers specification and style, the property comprises a substantial detached four bedroom home with spacious, bright accommodation arranged over two floors. The later acquisition of an additional area of garden now balances this characterful Hornton stone faced property, with a delightful mature garden which surrounds the property to all sides.

GROUND FLOOR

Entrance Hall with obscured glazed front door and windows either side, tiled floor and staircase rising to first floor. **Sitting Room** double aspect to front and side of the property and feature brick built fireplace with solid fuel stove. Opening continues to **Reading Room** double aspect to side and rear of the property including glazed doors opening to rear garden. Connecting Double doors to **Dining Room** with outlook to the rear of the property, wood floor and connecting door returning to Entrance Hall. **Kitchen Breakfast Room** double aspect to front and rear of the property and fitted with a range of

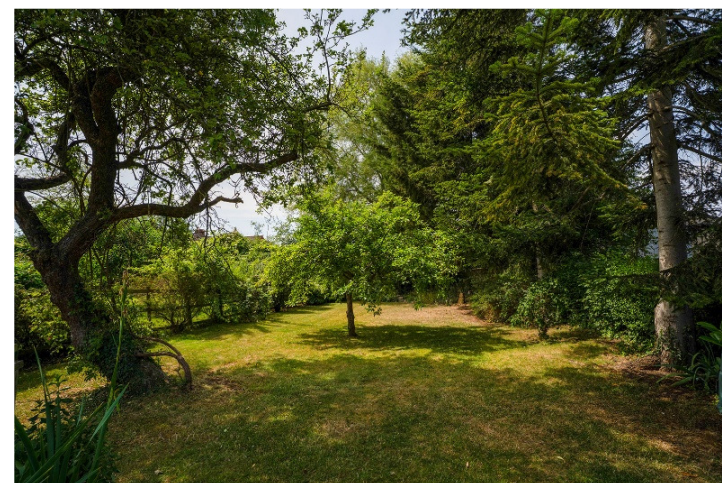
matching kitchen units to three walls underneath a granite effect worktop. Inset stainless steel 1 ½ bowl single drainer sink, range of drawers and cupboards under, integrated dishwasher, integrated fridge, inset electric hob with extractor hood over and built-in high-level double electric oven. **Utility Room** outlook to the side of the property and fitted with a single worktop incorporating stainless steel single bowl single drainer sink with space and plumbing for washing machine under. Oil-fired boiler and tiled floor. **Shower Room** with enclosed double shower cubicle with sliding glazed door, pedestal wash basin and close coupled WC. Obscured glazed window and extractor fan. **Boot Room** tiled floor and part glazed door to rear garden.

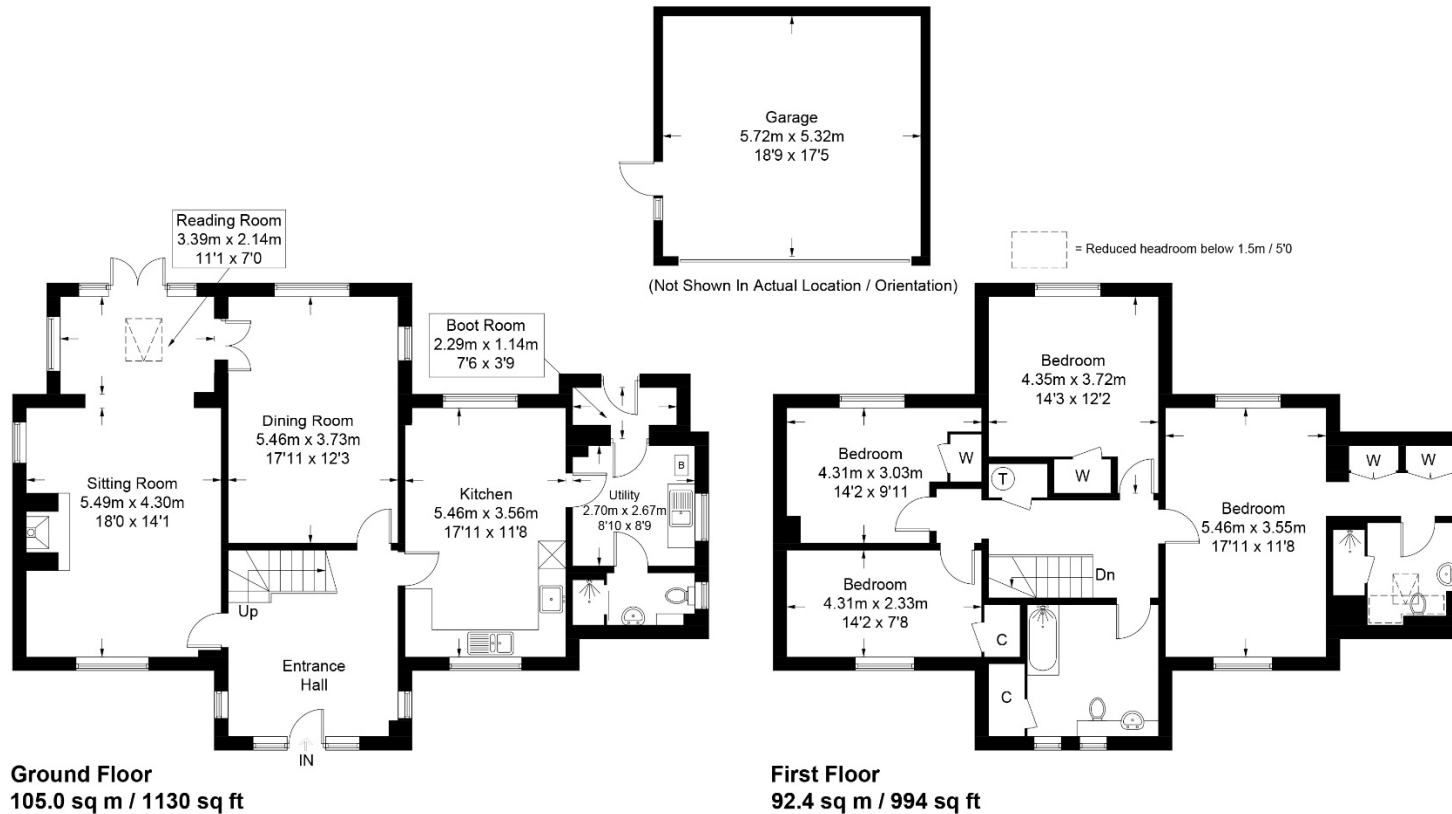
FIRST FLOOR

Landing with airing cupboard and hot water cylinder. **Bedroom One** double aspect to front and rear of the property. **Dressing Area** with range of built-in wardrobes. **Ensuite Shower Room** double shower cubicle, close coupled WC, pedestal wash basin, extractor fan, Velux window to front and obscured window to side. **Bedroom Two** outlook to the rear of the property and built-in wardrobe cupboard. **Bedroom Three** outlook to the rear, built-in wardrobe cupboard and access to loft space. **Bedroom Four** outlook to the front and built-in wardrobe cupboard. **Bathroom** with panelled bath with separate shower over, wash hand basin set to vanity unit with WC to side, obscured glazed windows and linen cupboard.

OUTSIDE

To the front of the property private driveway leads to a gravel parking area with mature shrubs and plants. Outside lighting. **Garage** with electric up-and-over door, pedestrian door to side, electric light and power supply. The garden continues to all sides of the property and includes mature fruit trees, vegetable garden, flowering shrubs and bushes. A paved patio joins the rear of the property with outside lighting, water supply and garden sheds understood to total approximately 0.25 acre.





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, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected. Oil-fired central heating.

Ofcom Broadband availability: *Ultrafast*.

Ofcom outdoor Mobile coverage good - variable: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band G

Energy Performance Certificate

Current: 70 Potential: 75 Band: C

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Money Laundering Regulation & Proceeds of Crime Act

Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Our office will outsource the initial checks to a partner supplier who will contact you once you have had an offer accepted on a property. The cost of these checks will be advised to you by the agent. These charges cover the cost of obtaining relevant data, checks and monitoring which might be required. This fee will need to be paid by purchaser/s in advance of issuing a memorandum of sale

Directions

CV47 2XY

From the village centre, proceed South to the end of the High Street, turn right into Memorial Road and then left into Bridge Street. The property will be found a short distance along on the right-hand side, identified by our For Sale board.

What3Words:

///walks.cubed.escalated

CS-2302/15.09.2026

2 Banbury Street
Kineton CV35 0JS
01926 640498
sales@colebrookseccombes.co.uk

COLEBROOK
SECCOMBES