



FENNY COMPTON

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**LINDISFARNE COTTAGE  
9 HIGH STREET  
FENNY COMPTON  
WARWICKSHIRE  
CV47 2XT**

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.

**A SUBSTANTIAL FOUR BEDROOM PERIOD PROPERTY, PRESENTED TO AN EXCELLENT LEVEL WITH COTTAGE GARDENS REACHING DOWN TO A STREAM IN THE HEART OF THIS DESIRABLE WELL-SERVED VILLAGE**

- Reception Hall
- Sitting Room
- Dining Room
- Kitchen Breakfast Room
- Utility Room
- Guest WC
- Four Bedrooms
- Bathroom & Ensuite Bathroom
- Large Gardens
- Workshop/Studio
- EPC Rating D

**VIEWING STRICTLY BY APPOINTMENT  
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**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.

**Lindisfarne Cottage** comprises a substantial period property, which has undergone considerable alteration, improvement and modernisation over the last decade or so. Understood to have previously been a cottage dating back to the late 1800's and a village store, the current owners have transformed the property into a stylish, spacious home with underfloor heating to the ground floor, multi-fuel stoves to the reception rooms, exposed stone and timbers and a substantial, landscaped garden reaching down to the village brook.

## GROUND FLOOR

**Reception Hall** outlook to the front of the property, engineered wood floor, brick chimney breast with floor standing stove, exposed beams and staircase to first floor. Openings either side of the fireplace lead to **Dining Room** with outlook to the front, exposed stone walls, exposed beams and engineered wood floor. Glazed double doors continue to **Kitchen Breakfast Room** fitted with a range of matching grey units under solid wood worktops with a matching central island. Stainless steel range cooker with matching extractor hood over, double Belfast sink with mixer tap, space and plumbing for dishwasher. Slate floor and outlook to the rear of the property over the gardens. Connecting door returning to Reception Hall. **Sitting Room** double aspect to front and rear of the property, including bifold doors opening to rear garden.

Engineered wood floor, exposed brickwork and beams, bespoke built in shelves and feature log burning stove standing on Hornton stone hearth. **Utility Room** fitted with a single worktop to one wall with inset stainless steel sink and mixer tap, space and plumbing for washing machine and white goods. Slate floor, part-glazed stable door garden and built-in coats cupboard. **Guest WC** close coupled WC, wash hand basin set to vanity unit, extractor fan and slate floor.

## FIRST FLOOR

Staircase from Sitting Room rises to **Bedroom One** double aspect to front and rear of the property with separate built-in wardrobe cupboards either end. **Ensuite Bathroom** with panelled double-ended bath, close coupled WC, pedestal wash hand basin and walk-in shower with glazed shower screen. Tiled floor, obscured glazed window, extractor fan and towel radiator.

Staircase from Reception Hall rises to **Landing** with window to rear, access to loft space and linen cupboard. **Bedroom Two** outlook to the front of the property and built-in wardrobe cupboard. **Bedroom Three** outlook to the front of the property, exposed wood floor and built-in cupboard. **Bedroom Four** outlook to the rear of the property and exposed stone wall. **Bathroom** fitted with enclosed glazed shower cubicle with sliding door and electric shower unit, close coupled WC and pedestal wash hand basin. Towel radiator, tiled floor and obscured glazed window.

## OUTSIDE

To the side of the property, a pedestrian access and covered pathway with lighting leads to a delightful enclosed landscaped garden enjoying a westerly aspect. A paved terrace adjoins the rear of the property with outside lighting. Pathway with flowerbeds either side, leads to a substantial cottage garden laid to lawn with ornamental flowerbeds, shrubs, trees and vegetable garden. An number of outbuildings includes **Garden Shed**, two **Greenhouses** and a **Workshop/Studio** with water, electric light and power supply.





## GENERAL INFORMATION

### Tenure

Freehold with Vacant Possession.

### Services

Mains water, drainage and electricity are connected.

Electric heating throughout the property.

Ofcom Broadband availability: *Ultrafast.*

Ofcom outdoor Mobile coverage good outdoor-variable:

*O2, 3, EE, Vodafone.*

### Council Tax

Payable to Strafford District Council, Listed in Band D

### Energy Performance Certificate

Current: 60 Potential: 68 Band: D

### 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 2XT

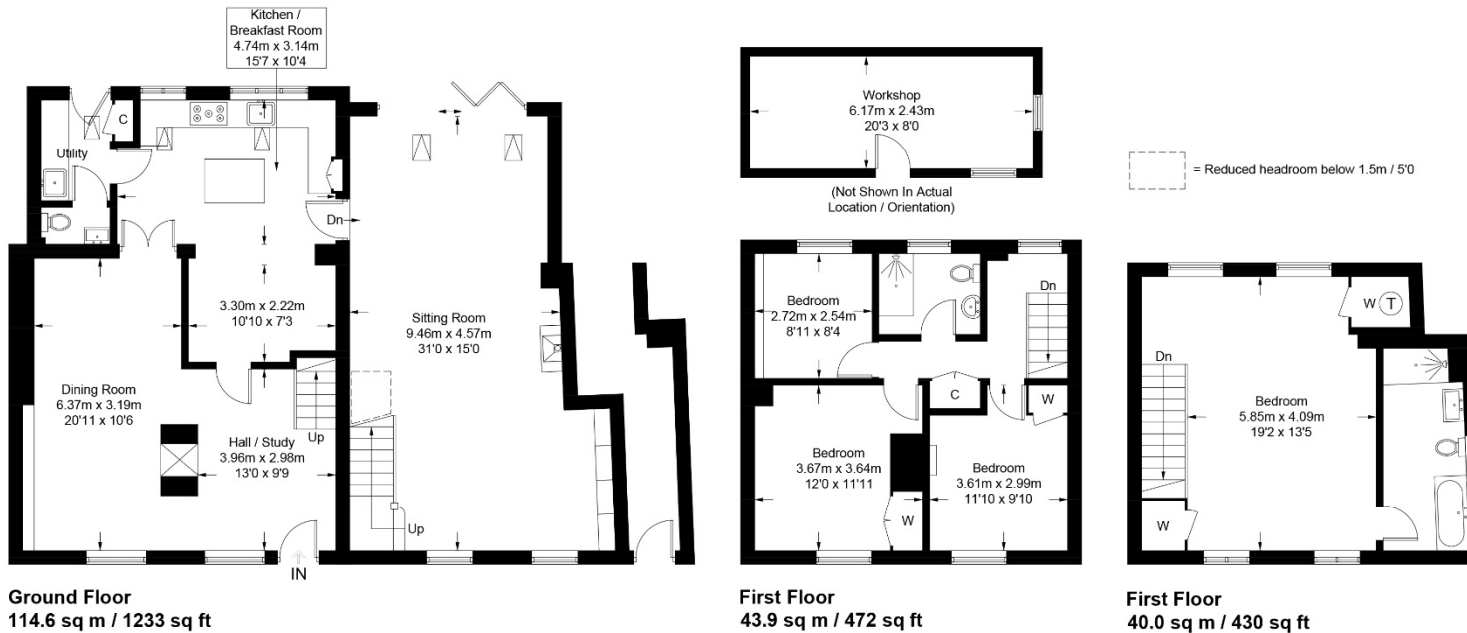
From the centre of the village and The Merrie Lion Inn, proceed South along the High Street where the property

will be found on the right hand side opposite the village bowling green.

What3Words:

///growl.untrained.belts

CS2294/22.04.2026



Approximate Gross Internal Area = 198.5 sq m / 2135 sq ft

Outbuildings = 23.3 sq m / 251 sq ft

Total = 221.8 sq m / 2386 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1292188)

### 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.

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