



12 Butlers Close, Long Compton, Shipston On Stour CV36 5JY
'Guide Price' £325,000 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A generous size double fronted house located in the heart of this picturesque Cotswold village, offered with no onward chain

**Entrance porch | Entrance hall | Living room |
Kitchen/diner | Conservatory | Utility | Cloakroom/WC |
Three first floor bedrooms | Shower room | Enclosed rear
garden | Driveway to front**

Providing generous size accommodation throughout and vast potential, a three bedroom terraced house complemented by a generous size south facing rear garden, off road parking and views over countryside. The property now requires modernisation.

Ground Floor

Double glazed front door leads to porch.
Front door.

Entrance hallway: Stairs rising to first floor. Door through to kitchen/diner.

Kitchen/diner: Dual aspect room with window to front and rear. Stone fireplace. Stainless steel inset sink unit and drainer. Range of wall and base units. Space for cooker. Free space and plumbing for washing machine. Door to rear lobby.

From the rear lobby walkway through to conservatory.

Conservatory: Timber construction. Windows overlooking garden. Polycarbonate roof.

Utility: Access from the lobby. Floor mounted oil boiler. Window to rear. Stainless steel inset sink unit and drainer with cupboards under. Door to cloakroom.

Cloakroom: Low level WC. All walls are fully tiled.

Living room: Access from the kitchen. Double glazed window to front. Feature stone fireplace. Sliding double glazed doors giving access to conservatory.

First Floor

Landing: Access to loft. Window to rear.

Bedroom one: Generous double bedroom to front aspect. Fitted wardrobe.

Bedroom two: Generous double bedroom. Fitted wardrobe.

Bedroom three: Generous single bedroom to rear aspect.

Shower room: Tiled shower cubicle, handbasin and vanity unit, low level WC. All walls are fully tiled.

Outside

South facing rear garden: Enclosed by fencing. Predominantly laid to lawn. Substantial timber workshop and sheds to the rear. Views over countryside. The garden measures approximately 40 ft in length.

Front: Block paved providing off road parking for two/three vehicles.

Long Compton is a pretty village in The Cotswolds, close to the South Warwickshire / North Oxfordshire borders.

There is an 18th Century Public House, an historic church, village shop, Post Office, Primary School. Larger local centres include Chipping Norton (5.5 miles), Shipston-on-Stour (5.5), Stratford-upon-Avon (16.5) and Oxford (20). Junction 11 of the M40 motorway is at Banbury, Kingham mainline station (8 miles) with trains reaching London Paddington in about 80 minutes, and Oxford Parkway Station (20 miles) with trains reaching London Marylebone in about 55 minutes

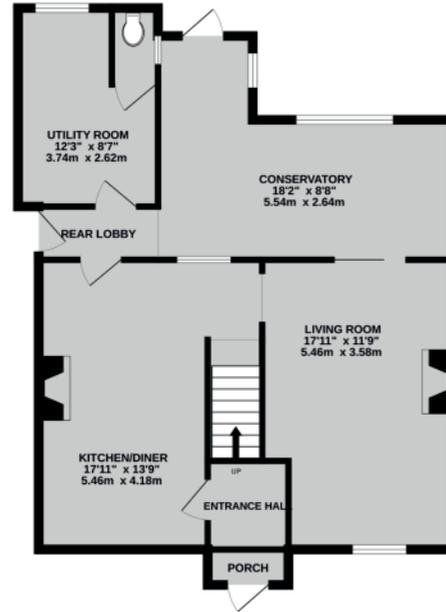
Services: All Council Tax Banding: C
Authority: Stratford Upon Avon



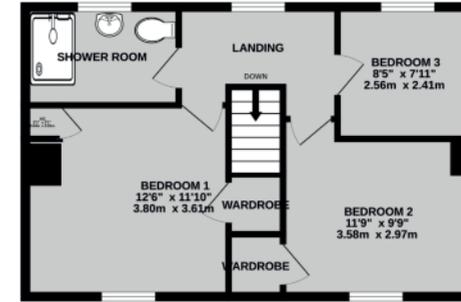




GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL FLOOR AREA: 1259 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

