



Long Compton, Shipston On Stour,
Warwickshire

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An individual detached stone residence set on a corner position offering over 1700 sq. ft of well-proportioned accommodation into private garden and beautiful views of countryside to all aspects.

The lovely village of Long Compton is located in the attractive rolling South Warwickshire countryside, on the Warwickshire/ Oxfordshire borders. The village is surrounded by delightful undulating countryside designated in the main as a Conservation Area and within the Cotswold Area of Outstanding Natural Beauty. The village is conveniently situated for easy access to both Shipston-on-Stour and Chipping Norton.

The area is well served by a network of main roads providing access to the larger centres of Oxford, Banbury and Stratford-upon-Avon all of which provide first class educational establishments in the state and public sectors, as well as providing a wide range of cultural and leisure facilities. The M40 (J11) at Banbury provides access north to Birmingham and the Midlands and south to Oxford and London. There are mainline stations at Banbury and Moreton-in-Marsh with regular rail services to London Marylebone and Paddington

****Photographs taken March 2025 for marketing purposes****

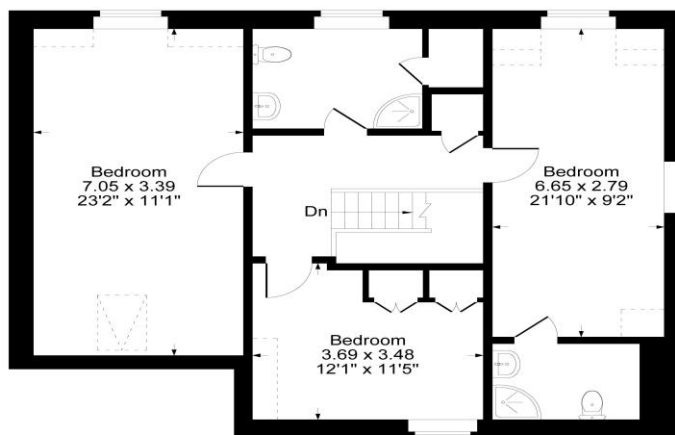
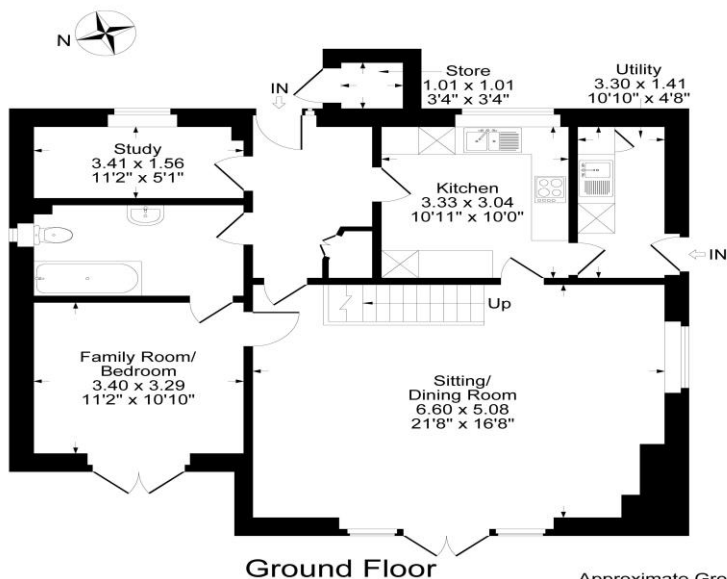




The Property Briefly Comprises of:

- Detached Stone Residence
- Entrance Hall
- Study
- Kitchen
- Utility Room
- Sitting/Dining Room
- Ground Floor Bathroom
- Family Room/Bedroom/Snug
- Master Bedroom with En-Suite
- Two Further Double Bedrooms
- Family Bathroom
- Private Rear Garden
- Off Street Parking
- Air Source Heating
- Solar Panels
- Triple Glazing
- EV Charging Point

Guide Price: £695,000



Approximate Gross Internal Area
 Ground Floor = 83.83 sq m / 902 sq ft
 First Floor = 82.42 sq m / 887 sq ft
 Total Area = 166.25 sq m / 1789 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Local Authority:
 Stratford-On-Avon

Council Tax Band: F
 (Subject to change after completion)

Tenure
 Freehold

Distances
 Shipston on Stour c. 5 miles
 Chipping Norton c. 5 miles
 Banbury c. 13 miles
 Warwick c. 22 miles
 Leamington Spa c. 23 miles
 Birmingham c. 51 miles
 London c. 78 miles
 Moreton-in-Marsh to London, c. 90 minutes

Buyers Purchase Fee:
 Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David Estate Agents Ltd on offer acceptance, to process a new transaction.

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