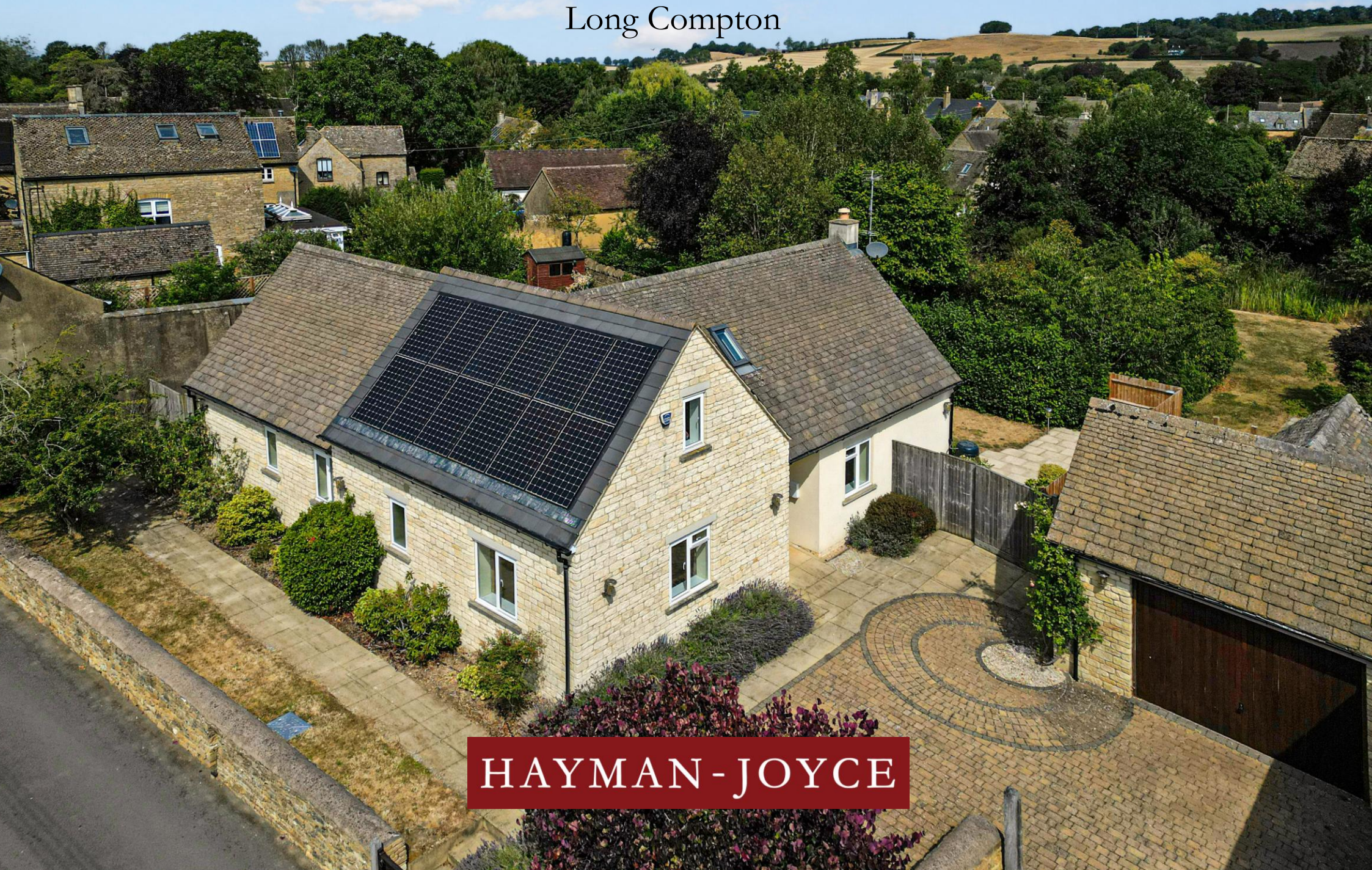


Glenbarr

Long Compton



HAYMAN-JOYCE

GLENBARR
EAST STREET
LONG COMPTON
SHIPSTON-ON-STOUR
WARWICKSHIRE
CV36 5JT

HIGHLY IMPRESSIVE DETACHED
FAMILY HOME WITH A RANGE OF
ENVIRONMENTALLY FRIENDLY
CREDENTIALS, INCLUDING AIR
SOURCE HEATING AND SOLAR PANELS

SITUATION

Long Compton is a pretty village in The Cotswolds, close to the Gloucestershire / Oxfordshire border

Award-winning 18th Century Public House & Restaurant, The Red Lion, an historic church, a village shop, mobile Post Office (open 4 days per week 1.5 hours per day), Primary School and a selection of businesses

Village hall and sports club

Larger local centres include Moreton-in-Marsh (6.5 miles), Chipping Norton (5.5), Shipston-on-Stour (5.5), Stratford-upon-Avon (16.5) and Oxford (20)

The award-winning Daylesford Organic Farm Shop including The Club by Bamford is about 5.5 miles away

The Members' Club, Soho Farmhouse, is about 10 miles away

Junction 11 of the M40 motorway is at Banbury

Kingham mainline station (8 miles) with trains reaching London Paddington in about 80 minutes, and Banbury (14 miles) with fastest direct trains reaching London Marylebone from around 57 minutes

Guide Price £800,000
No Chain

HAYMAN - JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- Substantial and immaculately presented detached family home built in 2016 by the current owners, offering highly flexible living accommodation throughout, with air-source heating and solar panels, the whole complemented by private gardens, attractive block-paved driveway and detached garage
- The generous hall connects to all the ground floor accommodation, and has a useful tall coat cupboard, external door to the garden, and stairs rising to the first floor bedroom/lifestyle room, shower room and accessible attic space
- The large kitchen/dining/sitting room has a vaulted ceiling
- The stylish kitchen offers a great selection of wall and base units, with wood laminate granite-effect work surfaces, pull-out larder cupboard, a number of built-in appliances such as a Neff eye-level double oven/grill/microwave, warming drawer, four-ring induction hob, fridge-freezer and Bosch dishwasher
- The dining space has ample room for a dining table and chairs, and leads through to the impressive sitting room
- The sitting room has bi-fold doors to the secluded terrace, two electric Velux roof lights and a Contura cast-iron wood burner
- The utility offers a good selection of modern wall and base units, laminated work surface with inset stainless-steel sink and Bosch washing machine and tumble dryer
- The dual aspect spacious principal bedroom offers adequate space for a super king bed and has an excellent selection of wardrobe cupboards and adjoining en-suite bathroom with bath with a mixer shower
- There are two further double bedrooms, both with built-in double wardrobe cupboards
- Family bathroom with bath with shower over
- On the first floor, is an additional bedroom/lifestyle room, ideal for a home office or kids space, a well-appointed shower room and an accessible attic, which could be converted into living accommodation, subject to the usual planning consents
- If this is a lettings investment, we would recommend a lettings guide price in the region of £2,500 pcm

OUTSIDE

- The pretty garden offers a high degree of seclusion, with a large patio terrace and a long strip of lawn, interspersed with planting beds and pedestal garden lights, gated side access, the whole enclosed by close board fencing and mature hedging
- The attractive block-paved driveway offers ample parking for two vehicles, with a lavender border and paved path providing access to the front garden, leading to the garage with power, light, potential roof storage and personal side door
- The front garden is laid to lawn with a large expanse of paving and a low retaining Cotswold stone wall with pedestrian gated access to East Street

OUTGOINGS

- Council tax – band F
- Tax payable for 2026/27 - £3,556.90

DIRECTIONS

- On entering the village of Long Compton on the A3400 from Chipping Norton, proceed past The Red Lion Inn on the left and after approximately 300m turn right into East Street
- The property will be found on the left as indicated by the Agent's board
- what3words: clutches.scored.fatherly

SERVICES

- Mains water, electricity and drainage are connected
- Air source heat pump providing power for heating
- Solar panels, supplement the hot water
- Underfloor heating to the ground floor
- Full fibre broadband is available
- EPC Band B

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188



MIM210290 / 627003

IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.



Glenbarr, East Street, Long Compton, Shipston-on-Stour, CV36 5JT

Approximate Area = 162.1 sq m / 1745 sq ft

Garage = 21.7 sq m / 233 sq ft

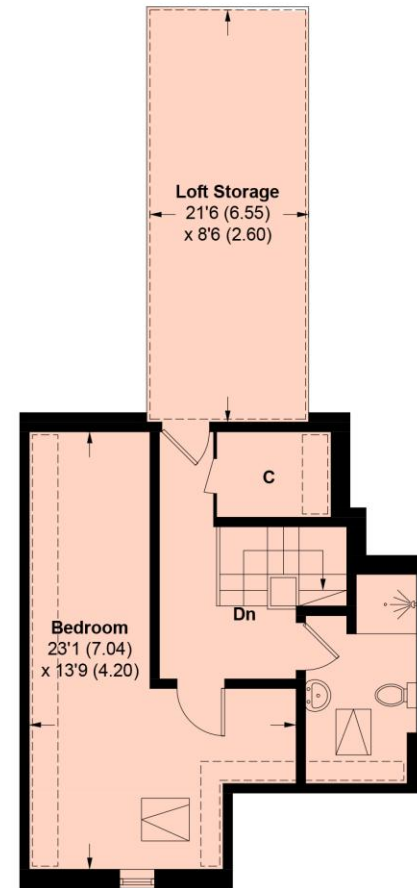
Total = 183.8 sq m / 1978 sq ft

(Excluding Loft Storage)

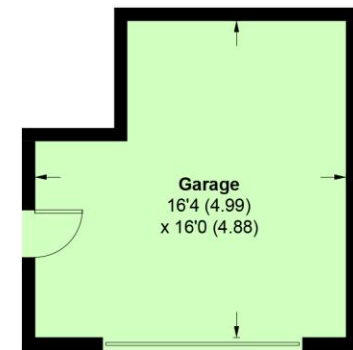
For identification only - Not to Scale



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual
Location / Orientation)

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k