



HAYMAN-JOYCE

WHITTINGTON HOUSE

VICARAGE LANE
LONG COMPTON
SHIPSTON-ON-STOUR
WARWICKSHIRE
CV36 5LH

ELEGANT AND IMPOSING
DETACHED PERIOD FAMILY HOME
WITH BEAUTIFULLY PRESENTED
GROUNDS AND EXTENSIVE
GRAVELLED DRIVEWAY WITH
TWIN PARKING BARN.

SITUATION

Long Compton is a pretty village in The Cotswolds, close to the South Warwickshire / North Oxfordshire borders. There is an award-winning 18th Century Public House, an historic church, village shop, Post Office, Primary School and a selection of boutique shops and local businesses. Larger local centres include Chipping Norton (5.5 miles), Shipston-on-Stour (5.5), Stratford-upon-Avon (16.5) and Oxford (20). The Members' Club, Soho Farmhouse, is about 10 miles. 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.

Guide Price £1,425,000

HAYMAN - JOYCE

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Gloucestershire
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THE PROPERTY

- Whittington House is a substantial and highly elegant detached house built of Cotswold stone, dating back to the mid-15th Century with later additions in the 18th Century, originally part-thatch and retaining many of its original features such as flagstone floors, exposed oak beams and attractive open fireplaces and window seats
- It is rumoured that Dick Whittington started his journey to London from Whittington House, hence the name
- The spacious and superb accommodation is highly impressive, stretching over three floors, with secluded gardens, extensive off-street gravelled parking and a twin parking barn
- Magnificent dining room, with a wealth of period features such as flagstone flooring, an imposing fireplace with decorative oak wooden surround, brick inserts and Clearview cast-iron wood burner, an elegant bay window to the front aspect and primary staircase leading to the first floor
- Charming dual-aspect sitting room with an attractive bay window, beautiful cornicing, a handsome cast-iron fireplace with tile inserts and decorative recessed shelving
- The cosy family room/snug has a stunning inglenook fireplace, deep window seats and exposed ceiling beams
- The drawing room has an attractive stone-built fireplace incorporating a cast-iron wood burner and three pretty leaded-light windows to the front aspect, French doors open into the gardens, and a winding stair leads to the principal bedroom and further first floor accommodation
- The kitchen/breakfast room is well-appointed and finished to a high standard, offering excellent oak-fitted wall and base units with Corian work surfaces and a Belfast sink, as well as a large central island with numerous storage solutions, fitted Neff halogen four-ring hob and breakfast bar. The focal point of the kitchen is the stone-built chimney breast incorporating a fitted AGA, and a number of additional built-in Bosch appliances including an eye-level double oven, microwave, twin low-level freezers, dishwasher and space for an upright fridge-freezer. At the far-end of the kitchen, is ample space for a large dining table and chairs, with French doors leading onto a terrace, whilst to the side of the kitchen, is a number of bespoke wooden windows with fitted shutters, providing pretty views of the surrounding gardens
- Rear hall, accessed via the garden, has a connecting cloakroom
- Separate utility room with fitted Belfast sink and space and plumbing for a washing machine and separate tumble dryer
- To the first floor, which can be approached by the primary staircase leading off the dining room or the winding stairwell connecting to the drawing room, are a number of bedrooms, including the large principal bedroom measuring 19'11" x 16'4" with a walk-in wardrobe and an impressive en-suite bathroom, consisting of a double-ended bath and walk-in double shower
- There are two further double bedrooms both with fitted wardrobes, and a 'Jack and Jill' contemporary bathroom connecting to bedroom two and the main landing, as well as a separate shower room, both offering stylish brush brass suites consisting of a free-standing bath, double shower cubicles with rain-shower over, large countertop basins and part metro-tiled walls

- On the second floor, there are two further double bedrooms, with exposed beams and dormer windows with pretty countryside views
- EPC Band E

OUTSIDE

- The gardens are secluded, affording a high degree of privacy, being predominantly laid to lawn with well-stocked flower and shrubs borders, a variety of established trees and stunning wrought-iron double gates leading onto the gravelled drive
- There is also a large terrace running the width of the property with connecting French doors to the kitchen/breakfast room and drawing room
- The pretty front garden bordered with a Cotswold wall with a pedestrian gate leading to the front door, is mainly laid to lawn with numerous plantings
- To the side is the large gravelled drive providing space for several vehicles, with an open twin parking barn and a five-bar gate leading to Vicarage Lane

DIRECTIONS

- In Long Compton opposite the Village Stores turn into Vicarage Lane and the property will be found on the left after a short distance
- what3words: walking.voted.continues

SERVICES

- Main water, electricity and drainage are connected
- Oil fired central heating
- Average broadband speeds advertised within this postcode are up to 25.5 Mbps

OUTGOINGS

- Council tax – band G
- Tax payable for 2025/26 - £3,913.28

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

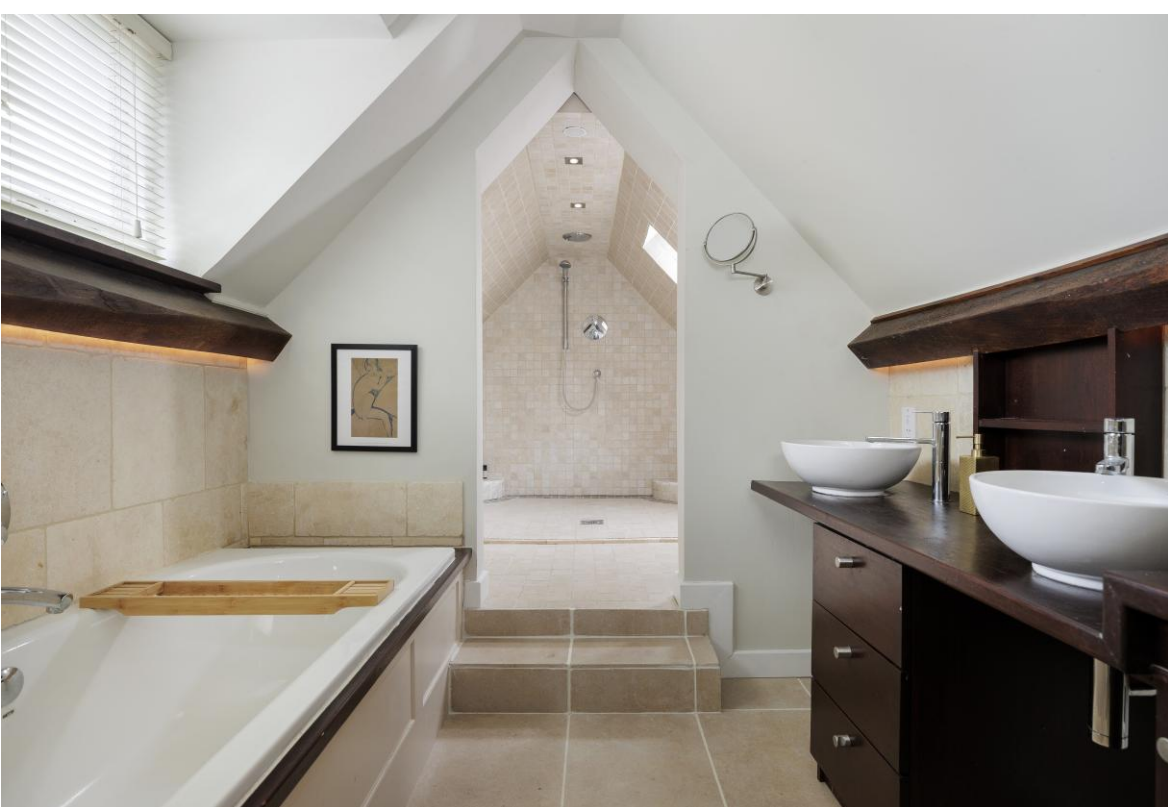
- Strictly by prior appointment with the sole selling agents:

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

Ref: MIM200480 528080

IMPORTANT NOTICE

- 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. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
- We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
- 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.
- 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.
- 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.
- 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.



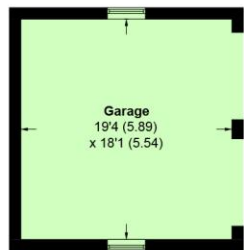
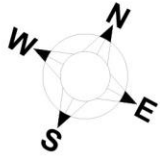
Whittington House, Vicarage Lane, Long Compton, Shipston-on-Stour, CV36 5LH

Approximate Area = 308.0 sq m / 3315 sq ft

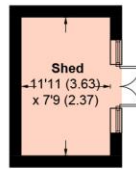
Garage / Shed = 40.9 sq m / 440 sq ft

Total = 348.9 sq m / 3755 sq ft

For identification only - Not to Scale



(Not Shown In Actual Location / Orientation)

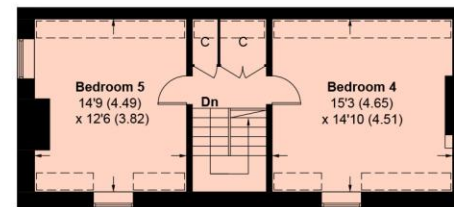


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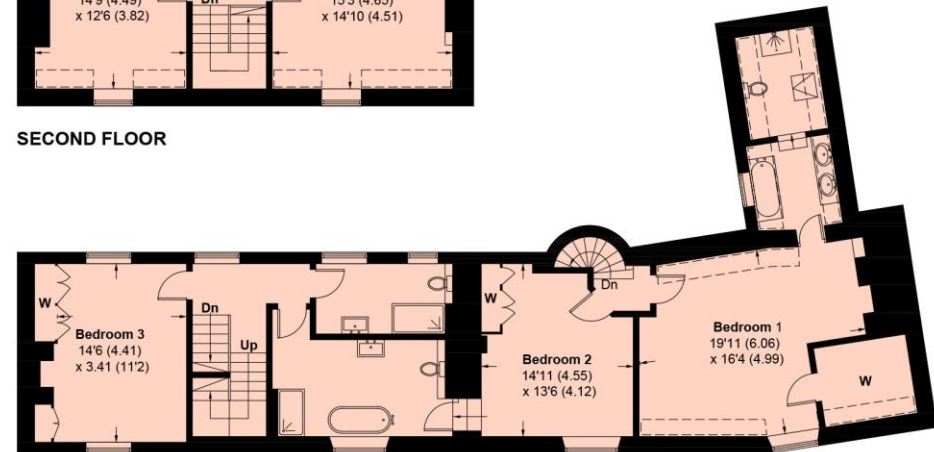


GROUND FLOOR

□ = Reduced head height below 1.5m



SECOND FLOOR



FIRST FLOOR

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