



HAYMAN-JOYCE

BROOK COTTAGE

MAIN STREET
LONG COMPTON
SHIPSTON-ON-STOUR
WARWICKSHIRE
CV36 5JJ

MODERN FAMILY HOME BRIMMING
WITH CHARACTER WITH TWIN
OPEN BAY GARAGE, AND IDYLIC
COUNTRYSIDE VIEWS.

SITUATION

Long Compton is a pretty village in The Cotswolds, close to the South Warwickshire / North Oxfordshire border, with an award-winning 18th Century Public House, an historic church, a 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 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 Oxford Parkway Station (20 miles) with trains reaching London Marylebone in about 55 minutes

Offers Over £650,000

HAYMAN-JOYCE

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



THE PROPERTY

- The property was originally built in 1999 by a well-regarded and reputable local builder called Johnson & Johnson, offering a wonderful blend of modern-day construction and an abundance of reclaimed period features such as solid oak doors throughout and exposed ceiling beams, complemented by a secluded rear garden and three parking spaces, with two of them situated in the twin parking barns (please note, there is a large wooden shed situated in one of the parking barns, currently restricting parking to two spaces only)
- The hall offers a wealth of character with a solid oak part-glazed front door with beautiful stain-glass, ceramic tiled flooring, connecting downstairs cloakroom with vintage-style wc and small wash-hand vanity basin, and stairs rising to the first floor
- The contemporary fitted kitchen/breakfast room offers a good selection of wall and base units with granite work surfaces and inset sink unit with mixer tap, AEG stainless-steel double oven and separate warming drawer, AEG four-ring induction hob and stainless-steel extractor hob over, space and recess for upright fridge-freezer and dishwasher, and a large breakfast bar with granite work surfaces and numerous storage drawers. The external solid oak stable door leads out onto the large terrace
- There is also the benefit of an adjoining utility room having a Belfast sink with cupboard, granite work surface and space and plumbing for a washing machine
- Separate cupboard housing the boiler, with hanging drying space
- The dining room has exposed wooden flooring, fitted selection of modern wall and base cupboards, drawers, shelving and work desk and the stunning feature of double solid oak part-glazed doors leading into the sitting room, which also connects to the hall
- The sitting room is particularly generous in size, with two oak ceiling beams, exposed wooden flooring, and a fireplace with oak mantel and incorporating a fitted cast-iron wood burner and tiled hearth. The room also benefits from a floor-to-ceiling rear bay window and double French doors, providing plenty of natural light and incredible countryside views
- To the first floor, the landing space with a large storage cupboard and pretty views to the rear of the cottage, connects to all the first floor accommodation
- The spacious principal bedroom has a fitted range of wardrobe cupboards and an adjoining stylish en-suite shower room with fitted shower cubicle with rains-shower over, vanity sink unit and low-level wc, and fully tiled walls and flooring
- There are two further double bedrooms both with built-in double wardrobes, which are both serviced by the large family bathroom with L-shaped panelled bath with rain-shower over, floating vanity sink unit and low-level wc
- The property also has the advantage of a converted loft space, which is approached via an enclosed spiral staircase. The loft space has the benefit of a range of full-length and base storage cupboards, as well as a fitted desk area with further storage and open shelving, two large roof lights and part wooden flooring and carpeting
- If this is a lettings investment, we would recommend a letting guide price in the region of £2,250 pcm

OUTSIDE

- There is a good-size front garden, which is laid to lawn with a gravelled pathway to the front door and part Cotswold stone walling to the front aspect
- To the rear of the property, there is a large raised terrace, with steps down to the lawned area, with a sweeping gravelled pathway providing access to the rear of the parking barns and gated side access onto the shared gravelled driveway, with the whole being enclosed by panelled and picket fencing
- The shared gravelled driveway leads down to the two parking barns, with one of them having the benefit of an integral wooden-built outbuilding, and a gravelled parking space
- There is also an additional single guest parking space situated just beyond the row of parking barns

DIRECTIONS

- From Moreton-in-Marsh take the A44 towards Chipping Norton and after 5 miles turn left at the Cross Hands Public House (now closed)
- After approx. 1.5 miles bear left and immediately right signposted Long Compton
- Follow the road down the hill and at the T-junction turn left
- Brook Cottage will be found on the right after approx. 1 mile
- what3words: spells.suits.fidgiting

SERVICES

- Mains water, electricity and drainage are connected
- Oil fired central heating
- Average broadband speeds advertised within this postcode are up to 25.8 Mbps if provider is BT
- EPC Band E

OUTGOINGS

- Council tax – band F
- Tax payable for 2025/26 - £3,391.51

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

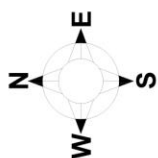
H A Y M A N - J O Y C E
01608 651188

MIM240315 / 523030.4080

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. All measurements, areas or distances are given as a guide only and should not be relied on as 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.





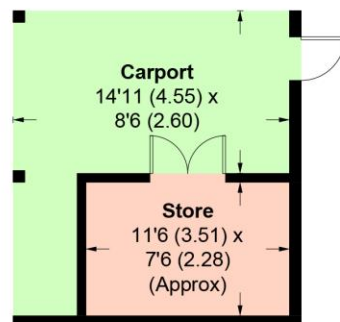
Brook Cottage, Main Street, Long Compton, Shipston-on-Stour, CV36 5JJE

Approximate Area = 153.8 sq m / 1655 sq ft

Store = 8.0 sq m / 86 sq ft

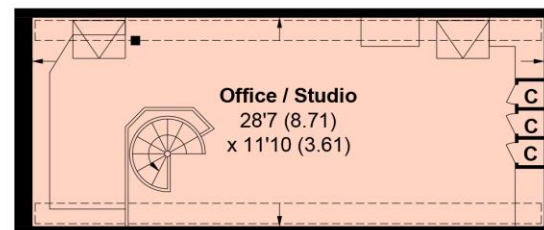
Total = 161.8 sq m / 1741 sq ft

For identification only - Not to Scale

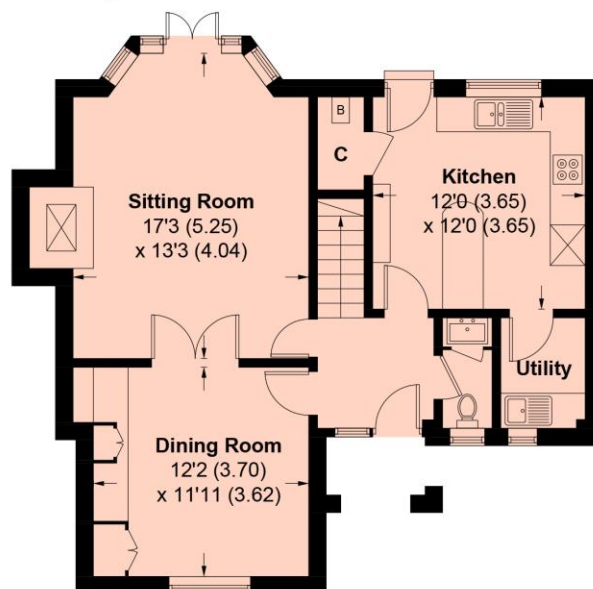


(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

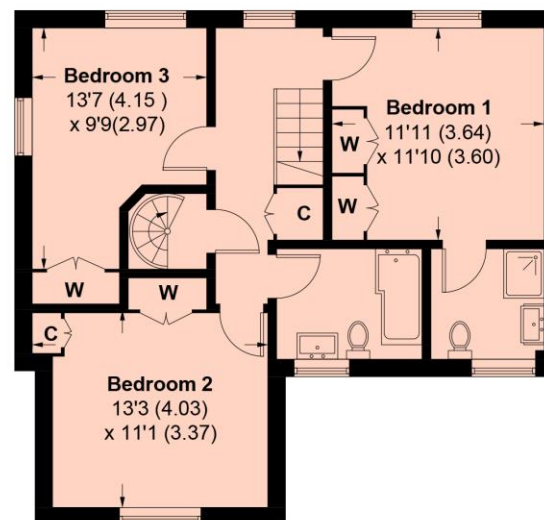
= Reduced headroom below 1.5m / 5'0



SECOND FLOOR



GROUND 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