



HAYMAN-JOYCE

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

DETACHED CHARACTER
COTTAGE WITH GARDEN AND
GARAGE, PRESENTED TO A
SUPERB STANDARD.

SITUATION

Long Compton is a pretty village in The Cotswolds, close to the South Warwickshire / North Oxfordshire border. Award-winning 18th Century Public House, 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 £525,000

HAYMAN-JOYCE

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



THE PROPERTY

- Superbly presented two-bedroom stone-built detached cottage, renovated and modernised to an extremely high standard by the current vendor with secluded cottage garden and off-street gravelled driveway leading to a detached single garage
- Entrance hall with stairs rising to the first floor with beautiful oak balustrades, stone tiled flooring, and front door providing access to the walled front garden
- The stunning dual aspect kitchen/dining room offers an excellent selection of wall and base units with granite work surfaces and inset Belfast sink, several built-in appliances including an Indesit dishwasher, Smeg stainless-steel electric oven and separate four-ring hob with Neff extractor hood over, and a large recess for an upright fridge-freezer. The kitchen is further enhanced by tongue and groove panelling, exposed painted beams with downlighters, part-exposed stone walls, closed fireplace with free-standing cast-iron wood burner (currently not in use) and door to the private garden
- The adjoining dual-aspect sitting room is spacious in size, with a number of period features, including a large inglenook fireplace with cast-iron wood burner with oak beam over and slate hearth, exposed beams and original window seat
- The landing is lined with exposed stone walls and provides access to the two double bedrooms and well-appointed bathroom
- The principal bedroom is generous in size, and offers a number of fitted wardrobe cupboards
- The second bedroom has an exposed A-frame beam and stone feature fireplace
- Impressive family bathroom, with a vintage-style suite comprising a freestanding roll-top bath with mixer shower attachment, beautiful oak-made vanity unit with marble top and twin countertop mono-bloc sinks, separate shower with rain-shower over, low-level wc and oak wooden floor
- EPC Band E
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,550 to £1,600 pcm

OUTSIDE

- The rear garden affords a high degree of privacy, having a raised lawn area with a retaining stone wall, and interspersed with a number of mature shrubs and planting beds, as well as a secluded gravelled area situated to the rear of the garage where there is a further raised hardstanding terrace for a small table and chairs
- The external oil-fired boiler and oil tank is situated to the side of the cottage, enclosed by attractive wooden screening
- Accessed over a shared drive, is the detached single garage situated to the side of the cottage, with an up-and-over door, power and light, with gravelled parking for one/two vehicles and pedestrian gated access to the rear garden

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
- 33 Main Street will be found on the left after approx. 1 mile just before the turning to Crockwell Street
- what3words: artichoke.stuns.committed

SERVICES

- Mains water, electricity and drainage are connected
- Oil fired central heating
- Average broadband speeds advertised within this postcode are up to 26.6 Mbps if provider is BT

OUTGOINGS

- Council tax – band E
- Tax payable for 2025/26 - £2,869.74

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

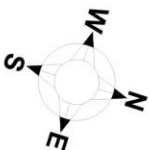


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IMPORTANT NOTICE

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.





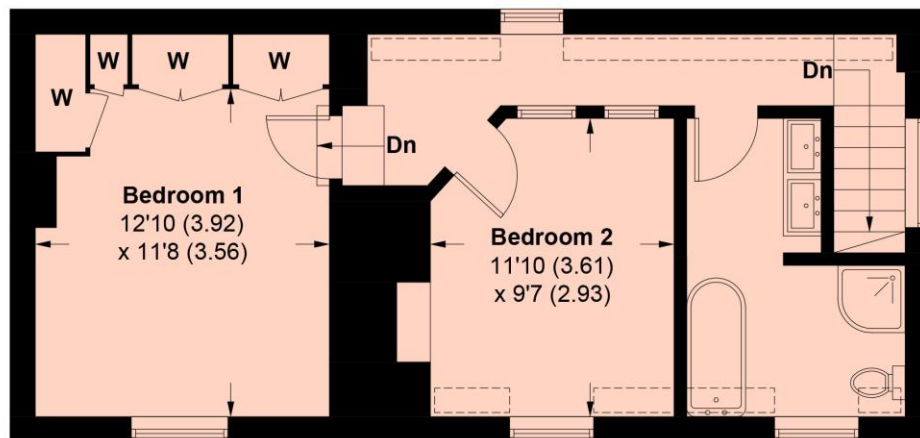
33 Main Street, Long Compton, Shipston-on-Stour, CV36 5JJ

Approximate Area = 94.4 sq m / 1016 sq ft

Garage = 13.2 sq m / 142 sq ft

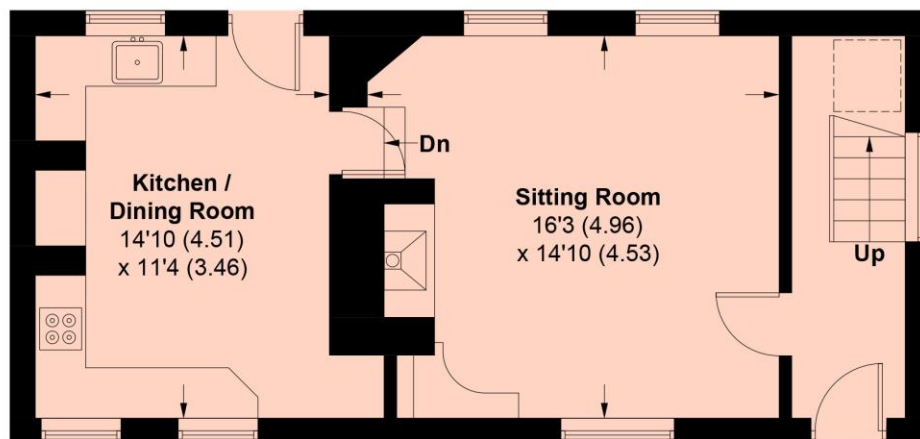
Total = 107.6 sq m / 1158 sq ft

For identification only - Not to Scale

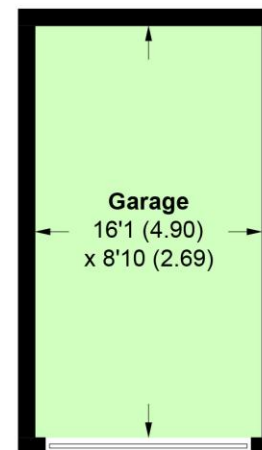


FIRST FLOOR

= Reduced headroom below 1.5m / 5'0"



GROUND 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

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