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ESTATE AGENTS



2 POOL CLOSE, LITTLE COMPTON

2 POOL CLOSE LITTLE COMPTON NR MORETON IN MARSH GLOUCESTERSHIRE GL56 0RU

Situated about 4 miles from Chipping Norton and Moreton in Marsh, about 9 miles from Shipston on Stour, 13 miles from Banbury, 21 miles from Stratford upon Avon, 22 miles from Oxford and 33 miles from Cheltenham

A SPACIOUS AND WELL PRESENTED THREE BEDROOM FAMILY VILLAGE HOUSE WITH ATTRACTIVE ENCLOSED GARDENS AND TWO OFF-ROAD PARKING SPACES, SITUATED ON THE EDGE OF THE COTSWOLDS

Entrance Hall, Dining Room, Inner Lobby, Utility/Boot Room, Living Room, Kitchen, Three Bedrooms, Bathroom. Garden. Off Road Parking

Viewing through:

Seccombes Estate Agents, Shipston on Stour

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Little Compton is an attractive village situated on the northern edge of the Cotswolds, just in South Warwickshire and close to the North Oxfordshire and North Gloucestershire borders. Although in Warwickshire, the postal address for the village is Near Moreton in Marsh, Gloucestershire. Within the village there is a bowling club, village inn, church and village hall, together with Reed Business School. The local towns of Moreton in Marsh and Chipping Norton are easily accessible. The area is served by a network of main roads including the A44 running between Chipping Norton and Moreton in Marsh, giving access to the larger centres of Oxford, Stratford upon Avon, Cheltenham and Banbury. There is a mainline railway station at Moreton in Marsh with services south to Oxford and London (Paddington) and north to Worcester and Hereford.

2 Pool Close is a spacious three-bedroom semi-detached village family house well located in a popular village situated on the northern edge of the Cotswolds.

The property offers well-presented and well-proportioned family accommodation with two reception rooms and a newly fitted kitchen (January 2023), bathroom and useful utility/boot room on the ground floor with three bedrooms (two double and a single) on the first floor.

Outside to the front and back are attractive enclosed landscaped gardens together with two off road parking spaces. The accommodation briefly comprises:

Entrance Hall with **Cloaks Cupboard**, stairs to first floor. Glazed door to

Dining Room overlooking the back garden with two wall light points and half glazed door to **Back Porch**.

Inner Lobby with understairs **Store Cupboard** open to **Utility/Boot Room** with plumbing for washing machine.

Living Room with fireplace incorporating wood-burning stove with timber mantel shelf with recessed arch to the side, doorway to **Hall**.



Kitchen (fitted January 2023) with one and a half single drainer glazed china sink unit with fitted cupboards under, fitted base units with work surface over, plumbing for dishwasher, electric cooker point, fitted wall units with concealed lighting under, ceramic tiled floor, space for upright fridge/freezer.



Bathroom part tiled with bath and shower and shower screen over, w.c., wash hand basin.



Stairs rise to **First Floor Landing** with access to roof space.

Bedroom One overlooking the front garden with built in single wardrobe, airing cupboard shelved with insulated hot water cylinder with electric immersion heater attachment.



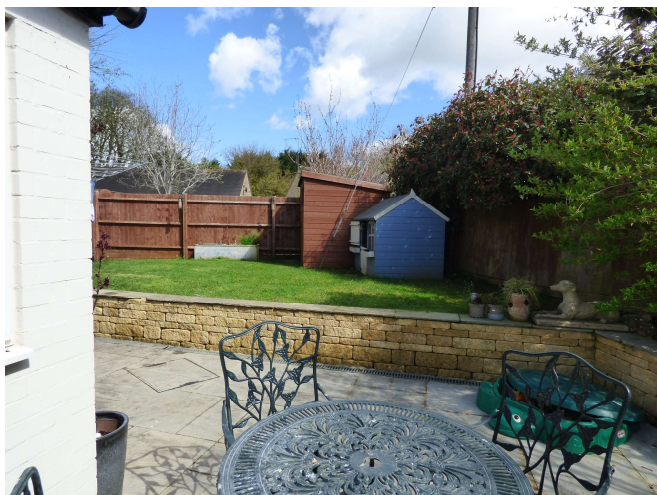
Bedroom Two overlooking the back garden.



Bedroom Three Overlooking the back garden.

OUTSIDE

To the front the **Garden** is about 70'0"/21.34m wide x 46'0"/14.02m deep enclosed in part by drystone walling and part by close-boarded fencing, has been divided into two, is



principally lawned and incorporates a number of well stock flower and shrub borders together with a vegetable garden area.

Side walkway leads around to the back garden about 38'0"/11.59m wide x 78'0"/8.54m

Paved **Patio** immediately adjoining the house enclosed in part by low stone wall lawned area and shrub border above. **Three Timber Sheds**. Gateway leads through two gravelled **Off Road Parking** spaces.

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

Council Tax This is payable to Stratford on Avon District Council. The property is listed in band C.

Fixtures and Fittings All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services Mains electricity, water and drainage are connected to the property. Electric heating

Energy Performance Certificate

Current: 40 (E) Potential: 86 (B)

Directions ORU

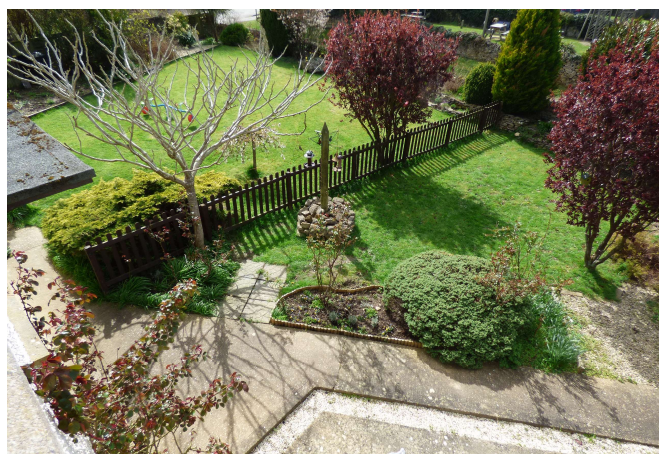
Postcode GL56

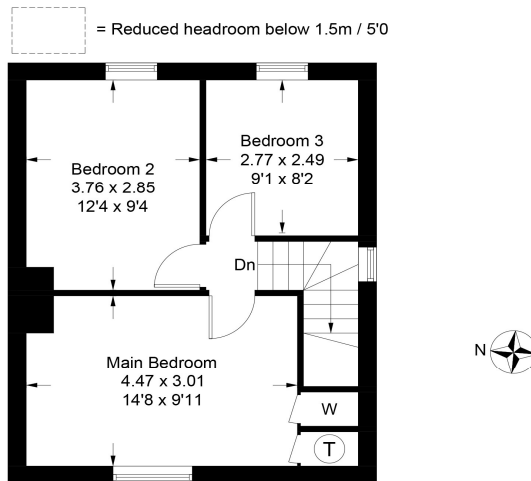
From Morton in Marsh take the A44 south for Chipping Norton and Oxford. On entering Middle Compton take the first left turn into the village. Proceed past the Red Lion Inn and turn immediately left into Pool Close number 2 is situated on the right after about 50 yards.

IMPORTANT NOTICE

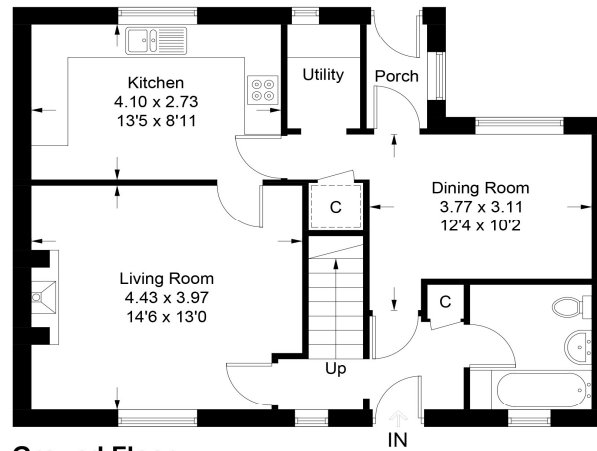
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S3115/F003/12.04.2023





First Floor



Ground Floor

Approximate Gross Internal Area = 94.6 sq m / 1018 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID956096)



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