



MILESTONES, BROAD STREET, LONG COMPTON

SECCOMBES

ESTATE AGENTS

**MILESTONES
BROAD STREET
LONG COMPTON
WARWICKSHIRE
CV36 5JH**

Situated approximately 5 miles from Chipping Norton, 6 miles from Shipston on Stour and Moreton in Marsh and 20 miles from Oxford.

AN ATTRACTIVE WELL PRESENTED COTSWOLD STONE PERIOD VILLAGE COTTAGE WITH ENCLOSED GARDEN AND GOOD OFF-ROAD PARKING.

Sitting Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, Landing, Two Double Bedrooms, Ensuite Bathroom, Ensuite Shower Room, Electric Heating, Part Double Glazing, Enclosed Garden with good Off-Road Parking

Viewing through:

Seccombes Estate Agents, Shipston on Stour

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Long Compton is an attractive South Warwickshire village situated close to the Oxfordshire border and on the eastern edge of the Cotswold Hills.

Within the village there is a fine parish Church, village stores, primary school, the well-known Red Lion Inn and Oxheart Restaurant, together with a beautician, hairdresser, crystal shop and “milk from the farm”.

The local towns of Moreton in Marsh, Chipping Norton and Shipston on Stour provide a comprehensive selection of shops, schools and recreational facilities.

Close by is Daylesford Organic Farm Shop at Kingham, together with Soho Farmhouse at Great Tew.

Milestones is a charming and an attractive semi-detached well-presented and extended period Cotswold stone village cottage offering spacious and well-proportioned accommodation.

Within the cottage the features include a fine inglenook fireplace with wood burning stove, window seat, exposed beams and timbers, together with exposed stone walling.

Outside is an enclosed principally gravelled garden offering good off-road parking.

The vendors currently run a successful air bnb business from the property

From Broad Street the accommodation briefly comprises open porch with front door to



Sitting Room with fine inglenook fireplace incorporating wood burning stove, flagstone hearth, shepherd's seat and two alcove windows, window seat, exposed beam and timbers, part exposed stone walling, understairs cupboard.

Kitchen/Breakfast Room with single stainless steel sink unit and drainer with fitted cupboard under, fitted base units with work surfaces over, fitted wall units, plumbing for washing machine, electric cooker point, space for upright fridge freezer.

Utility Room with glazed China sink, plumbing for washing machine. Door to Cloakroom with w.c., wash hand basin.

From the sitting room the stairs rise to the first floor **Landing**.

Bedroom One with built-in double wardrobe, fine exposed beams, part-exposed stone walling, two window alcoves. Door to **Ensuite Shower Room** with shower cubicle with Mira Sports electric shower unit, w.c., wash hand basin, electric heated towel rail.

Bedroom Two with access to roof space, door to.

Ensuite Bathroom with bath, w.c., wash hand basin, electric heated towel rail.



Outside and from Broad Street a gravelled driveway leads past Milestones with raised flower border and five bar timber gate leading through to the enclosed and principally gravelled **Garden** about 43'0"/13.10m max deep x 35'0"/10.66m wide, with good **Off Road Parking** lawned area and shrub border together with Copper Beech and Wild Cherry ornamental trees.

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

Business Rates The property is currently registered for business rates with a business rateable value of £2,400 and business rates payable of £1,197.60 for 2024/2025. Small business relief may be available

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: 30 (F) Potential: 85 (B)



Directions

From Chipping Norton take the A3400 north towards Stratford-upon-Avon. Proceed into the centre of the village of Long Compton and take the second right turn after the village hall into Broad Street. Milestones will be found on the left after about 100 yards.

Postcode CV36 5JH

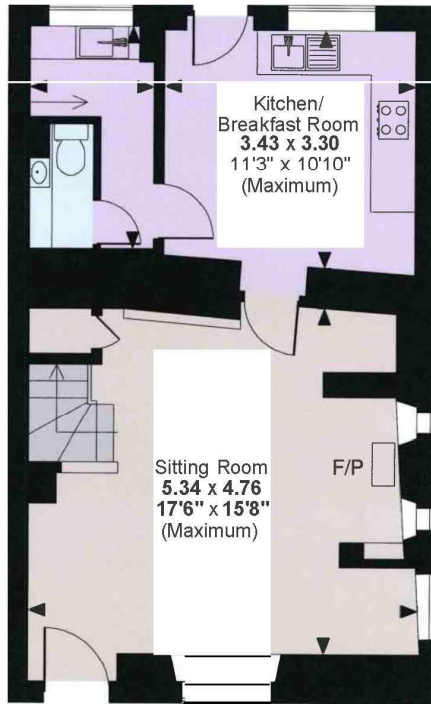
IMPORTANT NOTICE

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/S3192/14.08.2024**

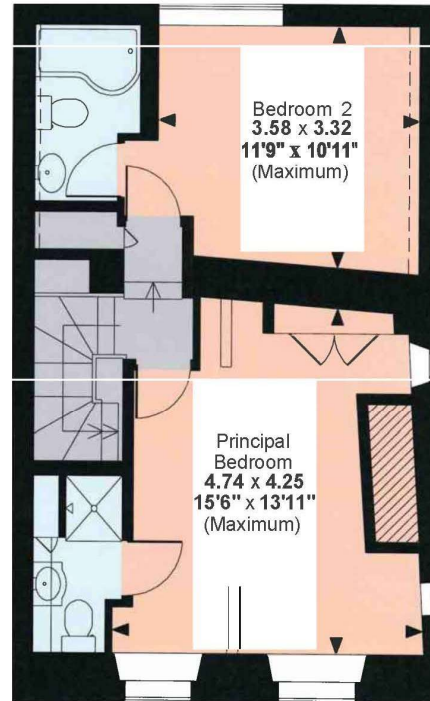
FLOOR PLANS

Internal area 948 sq ft (88 sq m)

Utility
3.05 x 1.69
10'0" x 5'7"
(Maximum)



Ground Floor



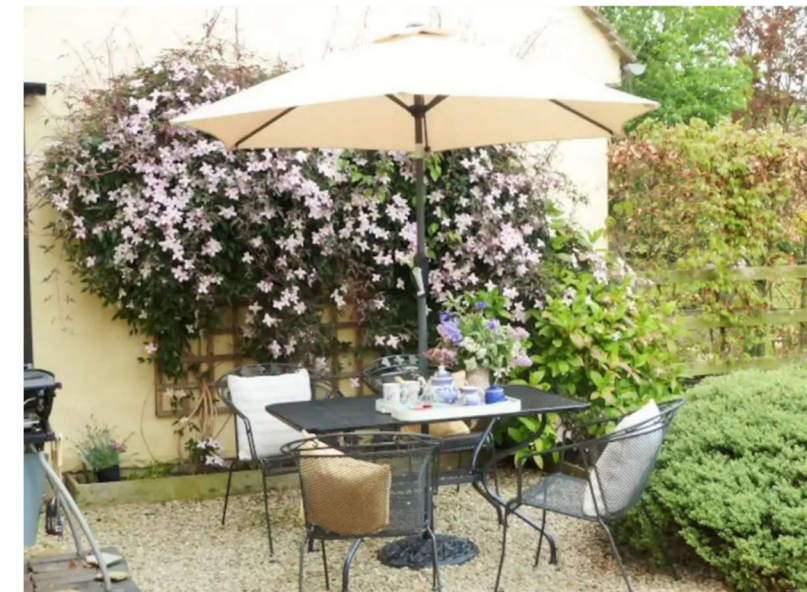
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

===== Denotes restricted head height

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