established 200 years

Tayler & Fletcher

5 Shipston Road

Long Compton, Shipston-On-Stour, CV36 5JR

Guide Price £450,000

3 1 2 E

5 Shipston Road

Long Compton, Shipston-On-Stour, CV36 5JR

Nestled in the charming village of Long Compton, 5 Shipston Road is a beautifully presented 3 bedroom semi-detached house that is perfect for families or those seeking a peaceful retreat. This inviting property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. Set in a good size plot benefits include driveway parking for approximately 4 cars.

Long Compton is a picturesque village set in an Area of Outstanding Natural Beauty (AONB) and known for its stunning countryside views and friendly community. Residents can enjoy the benefits of rural living while still being within easy reach of local amenities and transport links.

LOCATION

Long Compton is situated astride the A3400 Oxford to Stratford-upon-Avon road, approximately 5 miles to the North of Chipping Norton. The beautiful Cotswold village set in an Area of Outstanding Beauty offers local facilities including a Post Office/General Stores, Primary School, Award Winning Public House, Garage and Parish Church. The Popular small town of Shipston-on-Stour is also within easy reach. The village is well placed for daily travel, being only 5 miles to the East of the main line railway station at Moreton-in-Marsh, which provides services into Oxford, London (Paddington) and the Midlands. The M40 London-Birmingham motorway passes approximately 15 miles to the East of the village and provides easy access to the Capital and National motorway system. Sporting activities in the area include Golf at Chipping Norton and Stratford-upon-Avon, Racing at Cheltenham, Stratford-upon-Avon and Warwick and Leisure Centre in Chipping Norton. The property is also within easy reach of Soho Farmhouse and Daylesford and Diddly Squat Farm.

DESCRIPTION

This lovely family home is presented to a very high standard both internally and externally and the vendors have carried out some well finished improvements throughout including the addition of a high quality conservatory with underfloor heating.
A new roof was fitted in October 2023 along with a new boiler, acoustic glass UPVC windows throughout and a front door in 2025.

The large, landscaped and beautifully maintained garden includes a decking area and boasts stunning uninterrupted views over the Cotswold countryside.

The size and layout of the plot offers further potential to extend the property subject to planning permission.

ACCOMMODATION

GROUND FLOOR

The front door leads into a hallway with stairs to the first floor.

Lounge with an open fire set in a beautiful wrought iron feature fireplace with working fire, useful built-in TV media unit with cupboard and shelving and panelling to walls, recently fitted UPVC window.

Kitchen/breakfast room which has door leading to the rear garden

Study which is currently used as a playroom.

Cloakroom with W.C.

Conservatory with underfloor heating.

FIRST FLOOR

Landing with airing cupboard housing water tank, and loft access.

Bathroom with white suite , panelled walls, small UPVC window and heated towel rail.

Bedroom 1 with built in wardrobes, UPVC window and countryside views.

Bedroom 2 with UPVC window.

Bedroom 3 with UPVC window offering countryside views.

OUTSIDE

The front driveway is extremely generous with space for parking several cars.

The large, landscaped and beautifully maintained garden includes a decking area with pergola and boasts stunning uninterrupted views over the Cotswold countryside.

There is a newly laid patio area to the rear of the property and conservatory.

There is the added benefit of a useful store/shed.

SERVICES

Electricity, Water and Drainage are connected. Mains electric heating

FIXTURES AND FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

LOCAL AUTHORITY

Stratford Upon Avon District Council
Elizabeth House
Church Street
Stratford-upon-Avon
Warwickshire
CV37 6HX

www.stratford.gov.uk

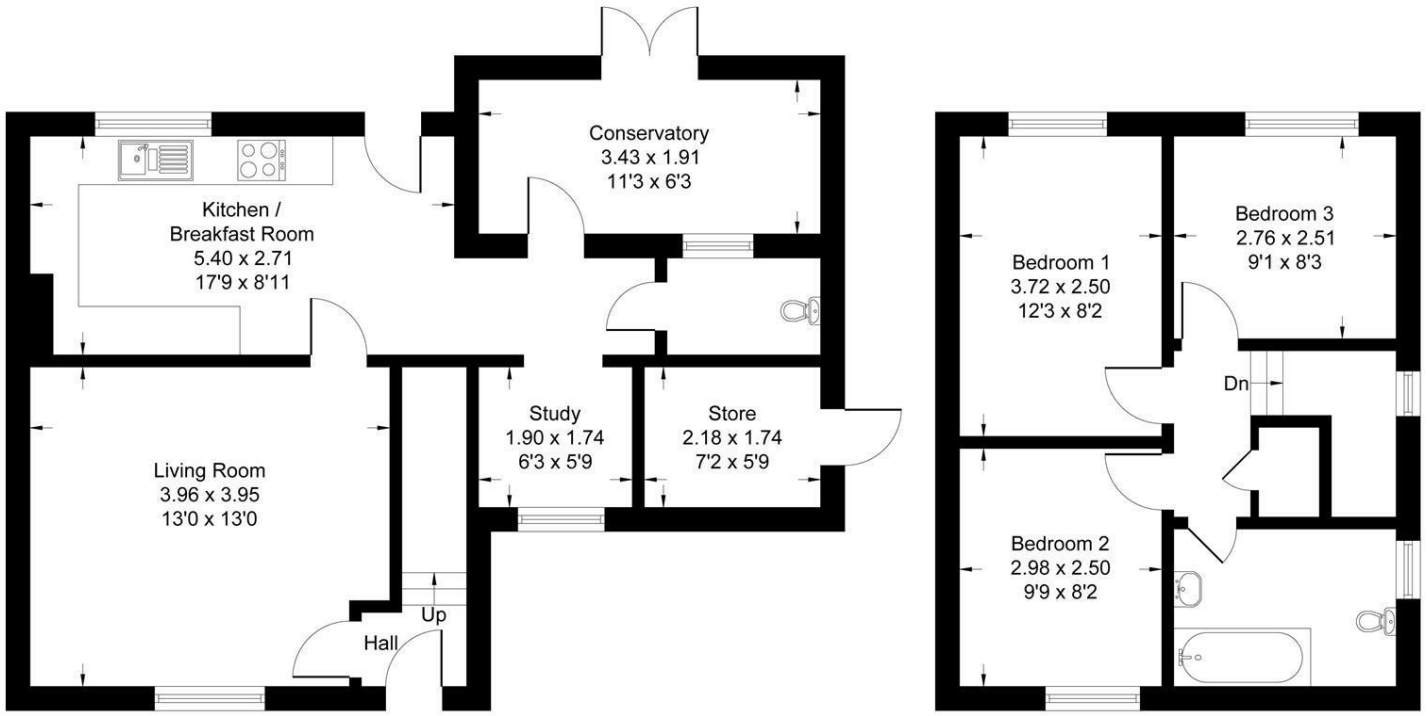
COUNCIL TAX BAND

Council Tax band C. Rate Payable for 2025/2026 - £2087.08

VIEWING

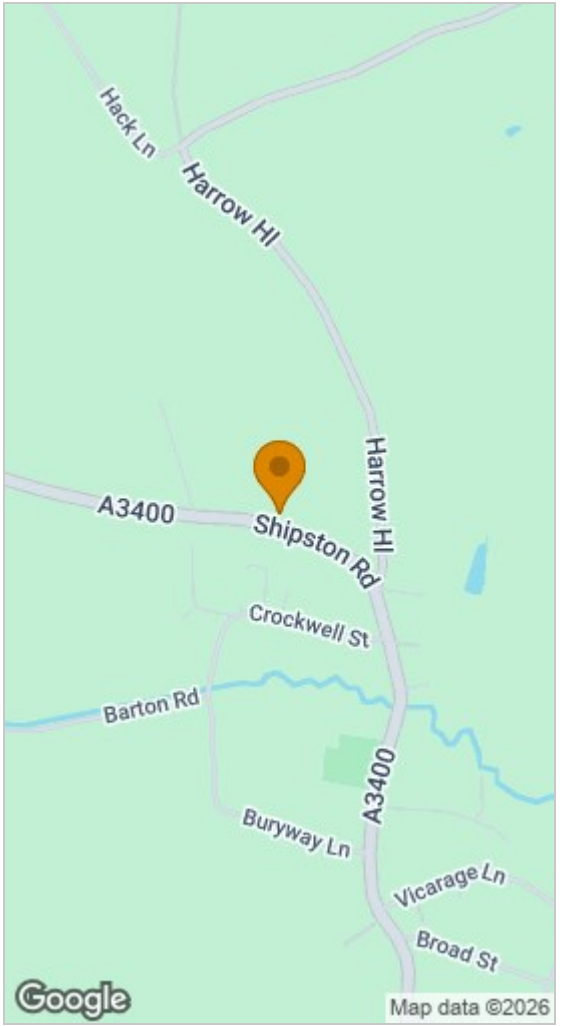
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

Floor Plan



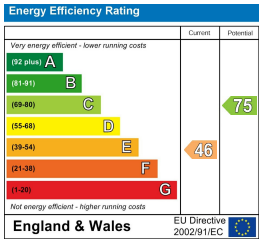
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344
if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Finsbury House, New Street, Chipping Norton, Oxfordshire, OX7 5LS
Tel: 01608 644344 Email: cnorton@taylerandfletcher.co.uk https://www.taylerandfletcher.co.uk