



Little Compton
Moreton-in-Marsh

Carter Jonas

JUXON HOUSE, LITTLE COMPTON, MORETON IN-MARSH GL56 0SE

- Detached stone-faced house in Cotswold village
- c0.25 acre plot with partly walled gardens
- Three receptions plus kitchen/breakfast room
- Good access to Moreton in Marsh & Chipping Norton

DESCRIPTION

The accommodation is well-planned with the reception spaces ideally suited to both everyday living and entertaining with a natural connection between the principal rooms and views across the gardens. In addition to the three reception rooms there is a spacious kitchen/breakfast room with adjoining large utility room and cloakroom on the ground floor. The first floor provides four good sized bedrooms, two of which have wardrobes, a family bathroom with separate shower, and a separate cloakroom.

OUTSIDE

The house sits well within its plot of just under a quarter of an acre. The front garden enjoys a lawned area with gravelled driveway providing space for a number of vehicles and leads to a single garage. The rear garden has a paved patio adjacent to the house, a large area of lawn and vegetable beds. The gardens are partly enclosed by stone walling and fencing.

LOCATION

Little Compton is an attractive village built predominantly of Cotswold stone buildings, and located between the bustling market towns of Moreton in Marsh and Chipping Norton. The village has many buildings that are of historical interest. Local amenities include village church and pub. Little Compton is well positioned for commuting to the A40/M40 to the east, the M5 to the west and the M4 to the south. Equally, Birmingham and the west Midlands are approachable to the north. Train services run from Moreton-in-Marsh station to London (Paddington) in about 90 minutes.

A WELL PROPORTIONED FOUR BEDROOM DETACHED HOUSE WITH A PLOT APPROACHING 0.25 ACRES IN THE HEART OF THIS TRADITIONAL COTSWOLD VILLAGE. END OF CHAIN



FURTHER INFORMATION

Tenure: Freehold
Mains electricity, water and drainage.
Oil fired central heating.
Council tax band G
EPC rating D

Please note that the property will be sold with a covenant that the property "Shall not at any time hereafter be used as or for a place of amusement, hotel, tavern, inn, public house, student dormitory or other residential accommodation provided primarily for students".

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: GL56 0SE

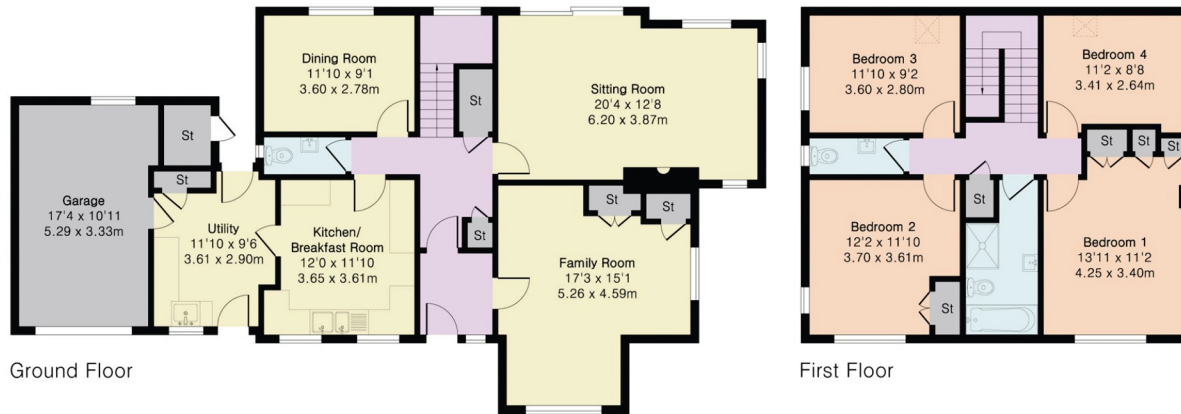
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**Approximate Gross Internal Area 1995 sq ft - 186 sq m
(Including Garage)**

Ground Floor Area 1256 sq ft – 117 sq m

First Floor Area 739 sq ft – 69 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



IMPORTANT INFORMATION

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