



# A handsome detached village house

Whittington House, Vicarage Lane, Long Compton, Shipston-on-Stour, Warwickshire, CV36 5LH

Freehold





Dining room • sitting room • morning room • snug  
• kitchen/breakfast room • utility • cloakroom • principal  
bedroom suite • five further bedrooms • shower room  
• Gardens • double car port and parking.

#### Distances

Chipping Norton 4 miles,  
Shipston-on-Stour 6 miles,  
Daylesford Organic Farm Shop  
6 miles Moreton-in-Marsh 7.5  
miles (London/Paddington  
from 90 minutes), Soho  
Farmhouse 10 miles Banbury 15  
miles, Oxford 22.5 miles (all  
distances and times are  
approximate).

#### Situation and Communications

Long Compton is a popular  
village setting located in  
attractive rolling South  
Warwickshire countryside, on  
the Warwickshire/ Oxfordshire  
borders. The village is  
surrounded by delightful  
undulating countryside  
designated in the main as a  
Conservation Area and within  
the Cotswold Area of  
Outstanding Natural Beauty.  
And is conveniently situated for  
easy access to both Shipston-  
on-Stour and Chipping Norton.  
Daylesford Organic Farm Shop  
and Health Spa is just six miles  
away whilst Soho Farmhouse  
members club is 10 miles  
distant.

The area is well served by a  
network of main roads  
providing access to the larger  
centres of Oxford, Banbury and  
Stratford-upon-Avon which  
provide a wide range of cultural  
and leisure facilities. There is an  
excellent range of private and  
state schools both locally and  
further afield. There are golf  
clubs at Tadmorton Heath and

Chipping Norton.

The M40 (J11) at Banbury  
provides access north to  
Birmingham and the Midlands  
and south to Oxford and  
London. Mainline stations at  
Banbury and Moreton-in-Marsh  
with regular rail services to  
London Marylebone and  
Paddington respectively. Local  
sporting activities including  
golf clubs at Tadmorton Heath  
and Milcombe and racing at  
Stratford-upon-Avon, Warwick  
and Cheltenham. There are  
first-class theatres in Chipping  
Norton, Stratford-upon-Avon  
and Oxford.









### Whittington House

Whittington House is a charming detached property constructed of Cotswold stone beneath slate and tiled roofs. The property is believed to date from the mid-fifteenth century with eighteenth century additions and retains plenty of original period features such as a flagstone floor, exposed beams and deep windows. Local legend holds that Dick Whittington started his journey to London from Whittington House, hence the name. Whittington House is not listed.

Whittington House offers very well-presented accommodation situated over three floors. The front door leads into a spacious dual aspect dining room with staircase leading to the first floor. The dining room has handsome cornicing, a flagstone floor and a projecting bay window which allows light to flood in. A door leads to a more intimate morning room which is a perfect place to relax in front of the splendid fireplace. A second door from the dining room leads to the sitting room which has exposed stone walls, exposed timbers and an open fireplace housing a wood burning stove.

There is a well-proportioned snug with a magnificent inglenook and deep window sills. A rear hall leads to the double height vaulted kitchen/breakfast room which is the heart of the home. With four windows and double doors at the end leading to the garden, this is a lovely light room with lots of character.

There is a good range of floor mounted units and a superb central island with hob. Next to the kitchen is a utility room and cloakroom.

Stairs rise from the drawing room to the first floor where there is a principal bedroom enjoying a walk in wardrobe and a luxurious en suite bathroom a step up into a wet room. There are three further bedrooms on the first floor and a family shower room. Bedrooms five and six are situated on the second floor.

The pretty front garden is enclosed by a Cotswold stone wall with a pedestrian gate leading to the front door. Vehicular access is through gate piers and onto a gravelled parking area which leads to a double car port. At the rear of the property are the principal landscaped gardens which are mainly laid to lawn with well-established beds stocked with mature shrubs and specimen trees. A generous paved terrace lies along the rear elevation of the property and is the perfect place to enjoy al fresco dining.









## General Information

### Local Authority

Stratford-upon-Avon District Council. Telephone 01789 267575. Council Tax Band G.

### Services

Mains electricity, water and drainage are connected. Oil-fired central heating. Telephone line subject to BT transfer regulations.

### Tenure

Freehold.

### Town and Country Planning

The property lies within the area administered by Stratford-upon-Avon District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

### Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

### Directions CV36 5LH

From Stow-on-the-Wold, take the A436 towards Chipping Norton. Upon reaching The Greedy Goose, turn right and then immediately left towards the Rollrights. Continue along the road until you meet the A3400 and turn left towards Long Compton. Proceed in to the village past the pub and opposite the village stores, turn right into Vicarage Lane where the property will be found on the left after a short distance. The property can be identified by a Savills for sale board.

### Viewing

Strictly by prior accompanied appointment with Savills.

### Energy Performance Certificate

A copy of the full Energy Performance Certificate is available upon request.

### Date of Information

Particulars prepared: July 2020.  
Photographs taken: July 2020.









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Approximate Area 306.4 sq m / 3298 sq ft (Excluding Shed / Carport)

Including Limited Use Area (15.0 sq m / 161 sq ft)



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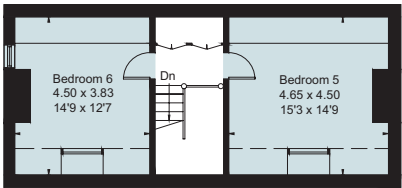
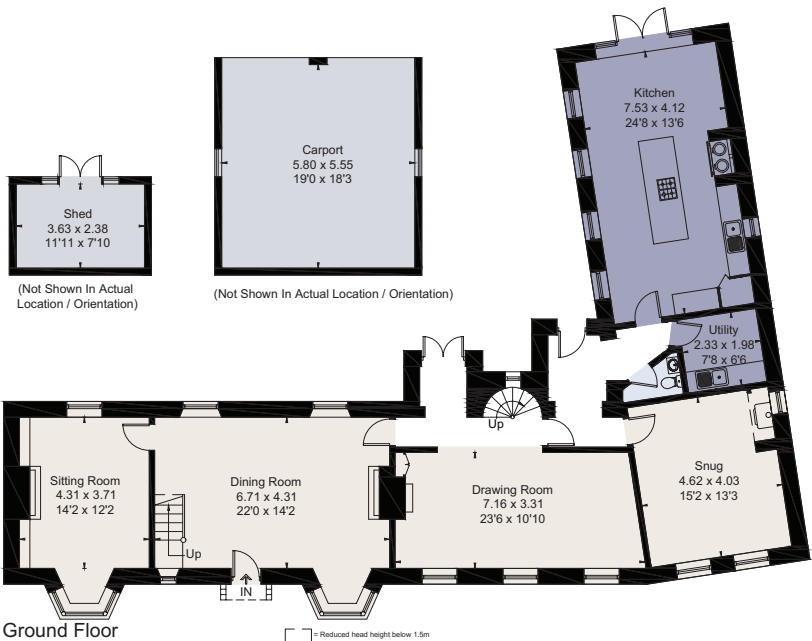
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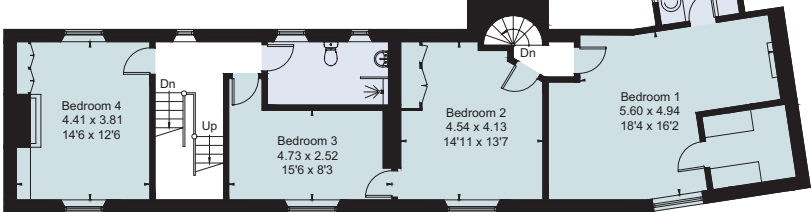
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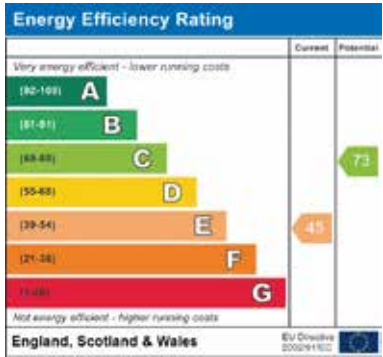
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Second Floor



First Floor



For identification only. Not to scale. © 200724DH

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