



Graze Cottage, Little Compton, Nr Moreton-in-Marsh  
Gloucestershire

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# Graze Cottage, Little Compton, Nr Moreton-in-Marsh, Gloucestershire, GL56 0RT

A charming village house with light and airy accommodation

Moreton-in-Marsh 4 miles (London Paddington 88 minutes), Chipping Norton 4 miles. Banbury 16 miles (London, Marylebone from 62 minutes)

Drawing room | sitting room/dining room  
Study | Kitchen | WC | 5 Bedrooms  
3 Bath/shower rooms (2 en-suite) | Garage and garden | Off street parking  
EPC Rating F

## The property

Graze Cottage is a charming traditional property, built of Cotswold stone, that has been extended and now provides well-proportioned, light and airy accommodation arranged over two floors. There are three reception rooms which are a sitting room/dining room with wood burning stove, a study, and a drawing room with a gas fire. The study and drawing room have doors onto the garden terrace. There is also a fitted kitchen with utility area and door onto the terrace, and a WC. Stairs rise to a landing, off which are five bedrooms and three bath/shower rooms, two of which are en-suite.

## Outside

The garden is to the rear of the house and comprises two terraces – one which is paved and one which is gravelled. There are doors from the study, the drawing room and the kitchen onto the paved terrace which is ideal for al fresco dining. There is off street parking for a number of cars and a large garage.

## Location

Little Compton is an attractive Cotswold village situated between the bustling market towns of Moreton-in-Marsh and Chipping Norton, on the borders of north Oxfordshire, north Gloucestershire and south Warwickshire. The village has a public house, a parish church and is within easy reach of the larger centres of Stratford-upon-Avon, Cheltenham and Oxford. There are railway stations at Moreton-in-Marsh and Kingham with regular connections to London Paddington taking from 88 and 80 minutes respectively. Kitebrook House preparatory school is 1.5 miles away whilst Daylesford Organic is 4.5 miles and Soho Farm House 12 miles.





Graze Cottage Little Compton, Moreton-in-Marsh  
 Main House internal area 2,269 sq ft (211 sq m)  
 Garage internal area 260 sq ft (24 sq m)  
 Total internal area 2,529 sq ft (235 sq m)



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

From Moreton-in-Marsh take the A44 east towards Chipping Norton. Pass through Kitebrook and take the left turn signed to Little Compton. Drive into the village and take the first left turn after the pub. Graze Cottage will be found straight ahead of you identified by a For Sale board.

## General

**Local Authority:** Stratford District Council 01789 267575

**Services:** Mains water, electricity and drainage

**Council Tax:** Band G

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items such as carpets and curtains may be available by separate negotiation.

**Tenure:** Freehold

**Guide Price:** £825,000

## Moreton-in-Marsh

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