



**Buckstone Bank**  
Long Compton, South Warwickshire

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP

# Village house with land and stables

An impressive village house with ancillary accommodation set in 7.6 acres with stables and versatile modern barn



3 RECEPTION  
ROOMS



5 BEDROOMS



4 BATHROOMS



ANNEXE  
GARAGING  
STABLES



7.6 ACRES



FREEHOLD



RURAL/  
VILLAGE



4250 - 5594  
SQ FT



GUIDE PRICE  
£1,550,000



## The property

Buckstone Bank dates from the late 18th century with later additions and is built of Cotswold stone. Set in the heart of the village, this detached house is approached through wrought iron electric gates which open to a large gravelled courtyard in front of the garaging and annexe. The front door is on the gable end and opens into a spacious entrance hall with cloakroom and main stairs to the first floor. To one side is the study/sitting room with adjacent store room. The drawing room has bay windows on two elevations and an inglenook fireplace, with log burner, and a door into the dining room with inglenook fireplace and secondary stairs. From here a door opens into the recently fitted bespoke kitchen/breakfast room, which is fully equipped with double electric range Everhot oven, breakfast area, arch through to utility area and French doors onto the garden terrace. From the hall, the main staircase rises to a landing where there are three en-suite double bedrooms and a study. Stairs continue to the second floor to bedroom 5, a studio and excellent attic storage.

From an inner landing and approached from the secondary stairs another staircase rises to bedroom 4 with adjacent bathroom.

To the side of the house and attached to the garaging is the annexe, which comprises a kitchen/living room, shower room and conservatory. This is suitable for a dependant relative or home office.

## Outside

Buckstone Bank stands in 7.6 acres of garden and paddocks. To the rear of the house and annexe is an established south facing garden with well planted borders and a wide range of mature trees and shrubs. There is good storage for garden equipment and a workshop. To the west are 6.8 acres of paddocks with a separate access from the main village road. A track leads to the stable block and continues to the versatile modern barn which measures about 2250 sq ft (211 sq m) externally and is suitable for live stock or storage. There are separate water and electricity supplies.

Note: A footpath exists across 2 of the paddocks.







## Location

Buckstone Bank is located in the heart of the picturesque village of Long Compton within the Conservation Area. The village is situated on the edge of the Cotswolds in an Area of Outstanding Natural Beauty on the borders of north Oxfordshire, north Gloucestershire and south Warwickshire.

Within the village there is a general store, nursery and primary school, a village hall, sports field, the award winning gastro pub The Red Lion, and the 13th century church with its own lychgate. The property is well placed for Daylesford and Soho Farmhouse. The market towns of Chipping Norton, Shipston-on-Stour and Moreton-in-Marsh are all within easy reach providing a range of everyday facilities, whilst the cultural centres of Stratford-upon-Avon and Oxford provide a wider range of recreational and educational opportunities. There is access to a number of footpaths. The village is on a bus route between Stratford-upon-Avon and Chipping Norton and

communication links into London and to the North are good, with the Moreton, Paddington and Banbury, Marylebone lines and the M40 at Junction 12. The area offers a good range of state schooling including Acorns Primary School in the village, Chipping Norton School together with a good selection of noteworthy independent schools including Kitebrook House, Sibford, Kingham Hill, Bloxham and Tudor Hall.



## Distances

- Chipping Norton 5 miles
- Shipston-on-Stour 5 miles
- Moreton-in-Marsh 6 miles
- Stratford-upon-Avon 16 miles
- Oxford 25 miles

## Nearby Stations

- Moreton-in-Marsh 6 miles
- Banbury 14 miles

## Key Locations

- Soho Farmhouse 10 miles
- Daylesford Organic 6 miles
- Cotswold Distillery 3 miles

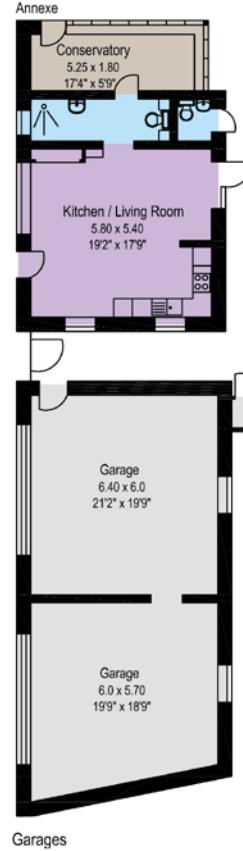
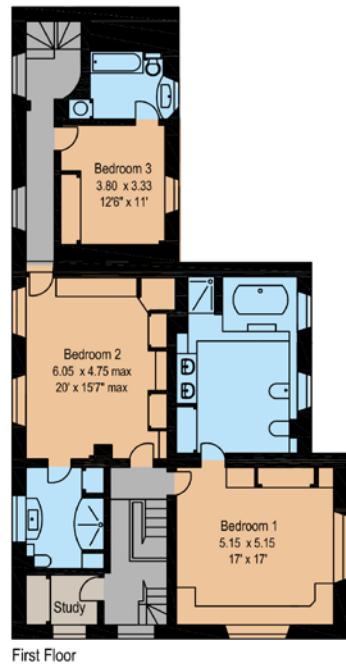
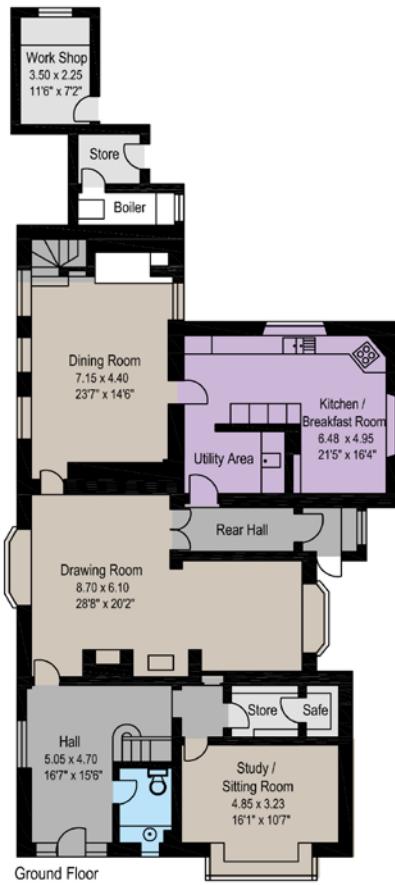
## Nearby Schools

- Kitebrook House 4 miles
- Tudor Hall 12 miles
- Acorn Primary School in village









## Floorplans

House internal area 4250 sq ft (395 sq m) Annexe 559 sq ft (52 sq m)  
Garages 785 sq ft (73 sq m)  
For identification purposes only.

## Directions

Post Code CV36 5JS

what3words: ///jumps.cold.differ

From the Junction of the A44, A3400 and A361 to the east of Chipping Norton, take the A3400 north and after 3 miles, on entering the village of Long Compton, the entrance to Buckstone Bank will be found on the left-hand side just after the Red Lion public house.

## General

**Local Authority:** Stratford-upon-Avon District Council:  
Tel. 01789 267575

**Services:** Mains water, electricity and drainage. Oil fired central heating.

**Broadband:** BT Openreach

**Council Tax:** House Band G; Annexe Band A

**EPC Rating:** House Band E : Annexe Band D

**Mobile Coverage/Broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Wayleaves and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

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## Moreton-in-Marsh

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