



## Offers in Excess of £230,000

This newly decorated end of terrace house is situated at the end of a quiet eight-house cul-de-sac overlooking fields in a conservation area. There is one double and one single bedroom, plus an enclosed west-facing garden. New windows were fitted in 2019.

EPC rating D



### Description:

From the entrance hallway, a door opens into the downstairs space which consists of a kitchen leading through to the open-plan dining and living area. The kitchen has a fitted cooker and space for a washing machine and fridge-freezer. There are patio doors from the living area to the easy-care south-west facing garden.

Upstairs has been recently decorated and new carpets laid. There is one double and one single bedroom, plus a newly fitted bathroom with electric power shower. There is potential to develop the loft space into further accommodation (subject to relevant planning permissions).

### Outside:

The enclosed rear garden has been re-landscaped. At the front of the property there is a gravelled driveway and two allocated parking spaces.

### Neighbourhood:

Willow End is a quiet cul-de-sac containing eight terraced houses on one side of the road so that there is an open view of fields and trees on the opposite side. This is a conservation area and building is restricted. There are plenty of good walks in the surrounding countryside.

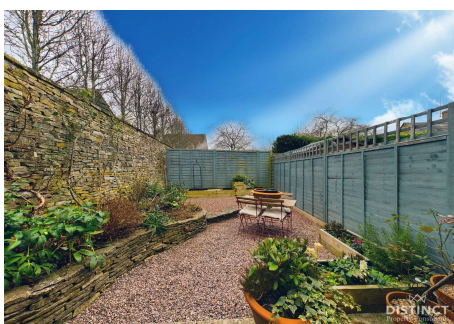
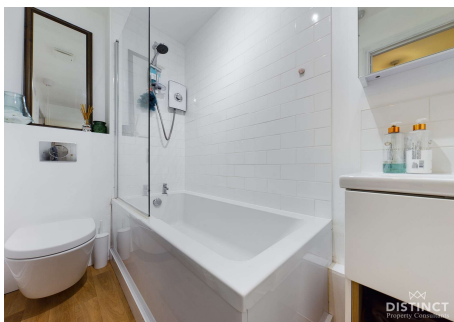
Close to the property is a children's playground, a bowls club and the village hall where many activities take place. A little further away, but within walking distance, is the Red Lion pub/restaurant.

### Location:

The property is located on the eastern edge of the village of Little Compton, midway between Moreton-in-Marsh and Chipping Norton. Chipping Norton is a popular small town with supermarkets and a range of shops, pubs, restaurants and cafés, as well as a theatre which also shows films. There is a public leisure centre with a gym and swimming pool at the local secondary school. Oxford is about 20 miles to the south-east and there is a good bus service to the city.

Moreton-in-Marsh is situated on the Fosse Way which offers access to Cheltenham to the south and Leicester to the north. It has a railway station with trains to Oxford and London, or north-west to Worcester. There are further shops, restaurants, pubs, teashops, a weekly market and a large garden centre.

The area around Little Compton benefits from gorgeous villages, glorious country walking, fabulous gastro pubs and a range of other attractions, including Chastleton House National Trust property (2 miles); Daylesford organic farm shop and café (4 miles); and Bourton House Garden, the Batsford Arboretum and falconry centre (6 miles).





### **Situation & Property Information:**

- Freehold
- Council tax Band C
- EPC rating D

### **Viewings:**

Strictly by appointment only. Due to Government requirements, prospective buyers are asked to wear masks when viewing a property.

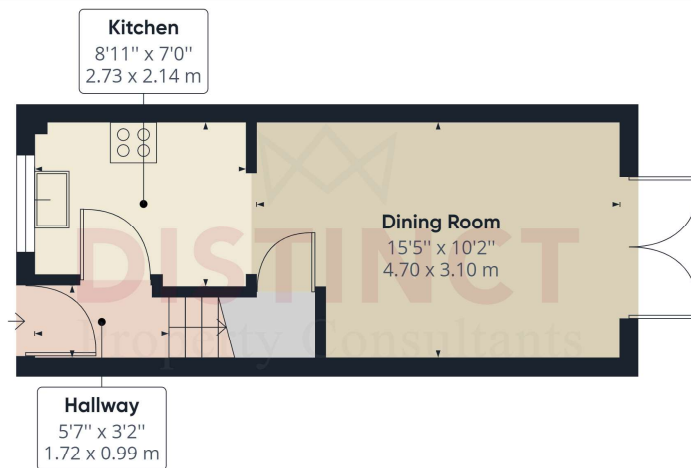
### **Agent`s Disclaimer:**

Distinct Property Consultants is the seller`s agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible; however, your legal representative is legally responsible for ensuring any purchase agreement fully protects your interests. Please inform us if you become aware of any information being inaccurate.

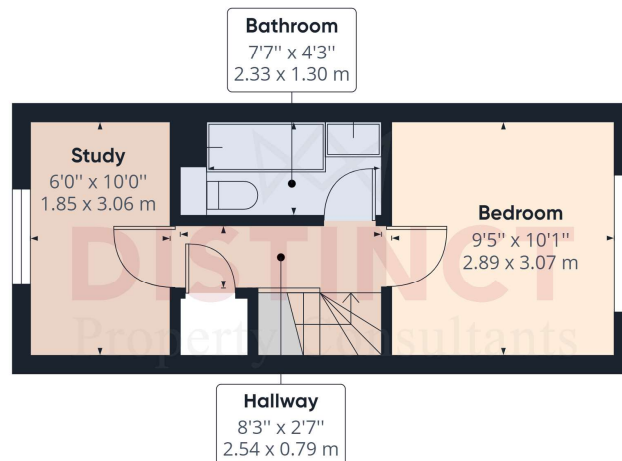
Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings or services. It is the responsibility of prospective purchasers to check the working condition of these items.

To comply with anti-money-laundering regulations, buyers will be asked to provide proof of ID and proof of address, as well as proof of funds.

Distinct Property Consultants also offer a Lettings and Property Management Service. If you are considering renting your property, are looking at buy-to-let, or would like a free review of your current portfolio, then please call us on the number shown above. We are accredited by the UK`s leading professional body Propertymark ARLA/NAEA.



Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

468.46 ft<sup>2</sup>  
43.52 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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- Two bedrooms
- Enclosed garden
- Quiet cul-de-sac location
- EPC rating D
- Close to local amenities
- New windows fitted

