



16 Cotters Croft, Fenny Compton  
Southam, Warwickshire, CV47 2XS



ROUND & JACKSON  
ESTATE AGENTS









**A unique and beautifully presented family house with three double bedrooms, two bathrooms and excellent ground floor accommodation located within a sought-after development within this well served village.**

#### The property

Cotters Croft is a highly regarded development built in the 1990s, set in the heart of this well-served and popular village, within easy reach of local amenities. Number 16 is a beautifully presented family home offering spacious and well-planned accommodation arranged over two floors. The ground floor features a large and welcoming entrance hall with a store cupboard, a cloakroom/WC, an elegant sitting room with a wood-burning stove, and a separate dining room which flows into a modern fitted kitchen. To the rear is a light-filled garden room overlooking the landscaped garden. On the first floor are three double bedrooms and a contemporary family bathroom which is accessed from the landing and bedroom two. The master bedroom is a particularly impressive, large room with its own modern en-suite shower room. Outside, the rear garden has been thoughtfully landscaped to create an attractive and low-maintenance space. The property also benefits from a single garage and a driveway providing parking for two vehicles.

#### Hallway

A spacious and welcoming hall with wood effect tile flooring, a useful storage cupboard and a staircase to the first floor.

#### Cloakroom/WC

Re-fitted with a modern wash hand basin and a low level WC. Tiled flooring and heated towel rail.

#### Sitting Room

A charming sitting room with a front-facing window overlooking the green and a feature fireplace housing a wood-burning stove, providing a cosy and welcoming space.

#### Kitchen and Dining Room

The kitchen and dining room are linked in an open-plan layout with wood flooring, providing excellent space for both everyday living and entertaining. The dining area has space for lounge and dining furniture and the kitchen is well fitted with modern cabinetry and wooden work surfaces. There is an inset one and a half bowl sink and drainer, a four ring hob with extractor over, a double oven and space for an American style fridge-freezer.

#### Garden Room

A useful additional room, ideal for relaxing with double doors onto the rear garden. There is built in cabinetry with space for a dishwasher, a washing machine and tumble dryer.

#### First Floor Landing

A spacious landing with a hatch and ladder to the large boarded loft space, a window to the side and an airing cupboard housing the hot water cylinder.

#### Bedroom One

A large double room with built in wardrobes, space for additional bedroom furniture and an en-suite shower room which has been re-fitted within recent years.

#### Bedroom Two

A double room with built in wardrobes and two windows to the rear.

#### Bedroom Three

A double room with built in wardrobes and a window to the front.

#### Family Bathroom

A superb family bathroom, refitted with a smart modern suite comprising a panelled bath, double shower cubicle, wash hand basin set within a vanity unit, and a low-level WC. The room is finished with contemporary tiling and a heated towel rail.

#### Outside

The property is set back from the road and fronts an attractive green area. The rear garden is private and beautifully landscaped with a paved patio adjoining the house, a lawned area, well stocked flower and plant borders, a timber shed and a vegetable patch. There is gated access to the driveway at the rear and side access to the front.





#### Garage

A single garage with power and light connected, an up and over door to the front and a personal door to the garden.

#### Directions

From Banbury Cross proceed in a northerly direction towards Southam on the A423. After approximately 9 miles turn left where signposted to Fenny Compton. Travel into the heart of the village where Cotters Croft will be found as a turning on the left hand side almost opposite the village shop on the right. The property will be seen fronting the green and off road parking will be found to the rear of the property.

#### Services

All mains services connected with the exception of gas. Electric heating via radiators.

#### Local Authority

Stratford Upon Avon District Council. Tax band E.

#### Tenure

A freehold property

#### Viewing Arrangements

By prior arrangement with Round & Jackson.

#### Situation

Fenny Compton is a highly regarded and picturesque Warwickshire village, set amidst rolling countryside and offering an excellent balance of rural charm and everyday convenience. Known for its strong sense of community and attractive surroundings, the village is particularly popular with families, professionals, and those seeking a quieter lifestyle without sacrificing connectivity. The village benefits from a range of local amenities, including a well-regarded primary school, a traditional village pub, a village hall, and a church, all of which contribute to the vibrant and welcoming community atmosphere. Scenic countryside walks are on the doorstep, with the surrounding landscape ideal for dog walking, cycling, and outdoor pursuits. Fenny Compton is also well positioned for access to nearby market towns such as Southam and Banbury, both of which offer a wider selection of shops, restaurants, and leisure facilities. For commuters, there are excellent transport links, with Banbury railway station providing direct services to London Marylebone, while road connections via the M40 place Oxford, Warwick, Leamington Spa, and the Midlands within easy reach. Combining attractive village living, strong local amenities, and excellent accessibility, Fenny Compton remains one of the area's most desirable villages and an ideal location for those seeking a relaxed yet well-connected lifestyle.

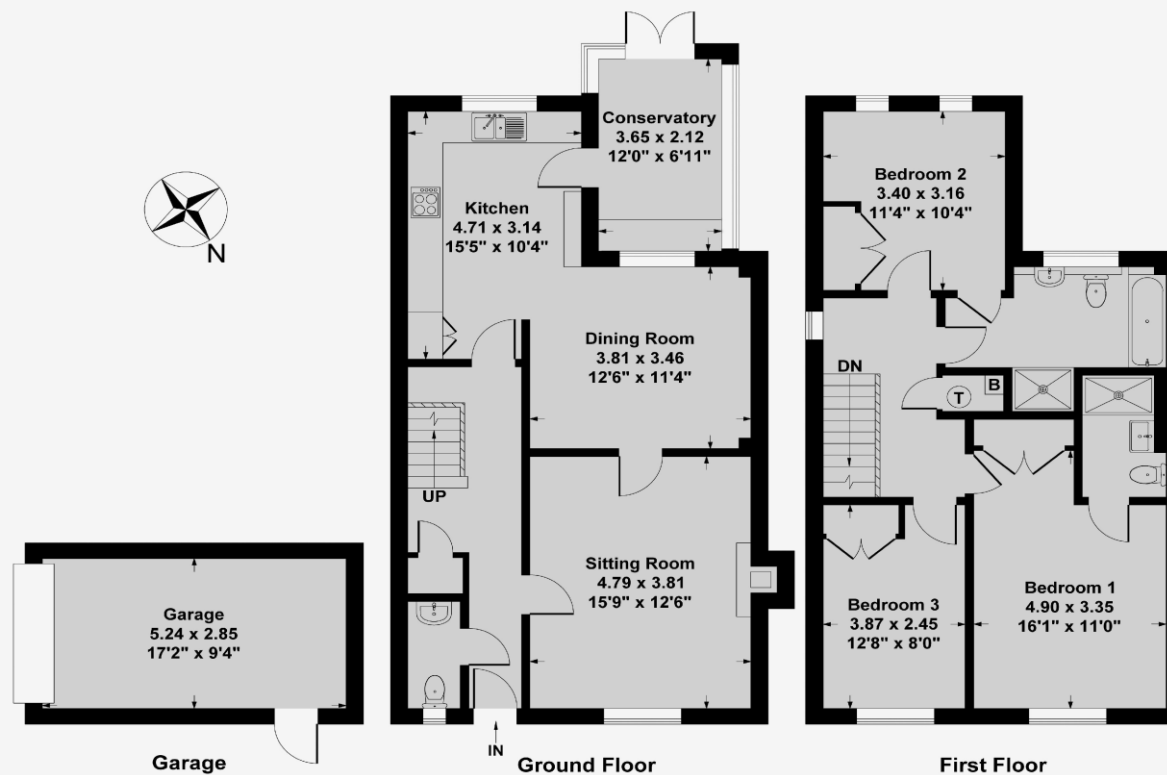
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**Asking Price: £420,000**







**Ground Floor Approx Area = 67.80 sq m / 729 sq ft**  
**First Floor Approx Area = 58.98 sq m / 635 sq ft**  
**Garage Approx Area = 14.40 sq m / 155 sq ft**  
**Total Area = 141.18 sq m / 1519 sq ft**

Measurements are approximate, not to scale,  
 illustration is for identification purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	54 E
21-38	F		
1-20	G		

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