



Otter House, Oddington

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Otter House, Oddington, Kidlington, OX5 2RA

A fine Grade II listed former rectory, in a sought-after village setting

Islip mainline station 2.3 miles (52 minutes to London Marylebone), Kidlington 5.0 miles, M40 (Jct 9) 6.2 miles, Oxford city centre 9.5 miles, Heathrow Airport 47 miles

Drawing room | Sitting room | Office | Dining room | Kitchen | Utility | Cloakroom | Cellar
Principal bedroom with dressing room & en suite bathroom | 5 Further bedrooms | 2 Family bathrooms | Garage/Coach house | Stables
Playroom | Studio | Store | Garden | Circa 8.5 acres | EPC Rating TBC

The property

Otter House is a handsome Grade II listed detached property that was formerly the village rectory. Dating from 1821, the property now offers more than 4,000 sq. ft of accommodation with opportunity for further modernisation. Character features include high ceilings, picture rails and large sash windows.

The ground floor has four comfortable, flexible reception rooms including the 25ft drawing room, which has an open fireplace, a door opening to the garden and an ornate ceiling rose with a chandelier light fitting. There is also a sitting room with French doors to the garden, an office with a bay window and a formal dining room, which is an ideal space in which to entertain. The ground floor also has a well-equipped kitchen with wooden units, a central island and an Aga, as well as an integrated oven. The adjoining utility room and pantry, plus the cellar, provide further space for storage and home appliances.

Upstairs there are six well-proportioned double bedrooms, including the principal bedroom with its Juliet balcony, dressing room and en suite bathroom. The first floor also has two family bathrooms, one of which has a Jack and Jill entrance to the second bedroom.

Outside

The property is set in delightful gardens and grounds of circa 8.5 acres, with stables and tack room. There is also a studio, which has a kitchenette and shower room and could be used as an annexe if required and also a coach house. The property is approached via a long gravel driveway, which winds through woodland to arrive at the parking courtyard, which also provides access to the outbuildings. The garden includes a southeast-facing patio, well maintained lawns and borders with a wealth of established shrubs and mature trees. The grounds also offer rolling meadows and open fields, shady wooded areas and an orchard which is embraced by a south facing red brick wall supporting fruit trees.

Location

Oddington is a peaceful and picturesque village, conveniently located seven miles from Oxford, two miles from Michelin restaurants The Swan in Islip and The Nut Tree in Murcott as well as surrounded by beautiful Oxfordshire countryside. The neighbouring village of Charlton-on-Otmoor has a pub, a parish church and a primary school, while the larger nearby village of Kidlington offers a wide range of shops, supermarkets and both primary and secondary schools. A further range of excellent schools can also be found in Oxford, along with first class shopping, leisure and cultural facilities. Oxford also has a choice of outstanding-rated and independent schools, including the outstanding Cherwell School, The Dragon, Summer Fields and the independent New College School, Magdalen College School, Wychwood School and Cherwell College, among others. Bicester is within eight miles. Two miles away, Islip mainline station offers direct services to London Marylebone in less than one hour.













Floorplans

Main House internal area 4,444 sq ft (413 sq m)
Garage internal area 198 sq ft (18 sq m)
Outbuilding internal area 946 sq ft (88 sq m)
Studio internal area 228 sq ft (21 sq m)
Total internal area 5,816 sq ft (540 sq m)
For identification purposes only.



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

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Directions

From Strutt & Parker's Oxford office, head north on Banbury Road for 2 miles (heading straight on at one roundabout) and then at the roundabout, take the fourth exit onto Bicester Road. After 1.3 miles, at the roundabout, take the second exit and continue until you arrive in Islip. Turn right at the junction onto Bletchingdon Road. Continue through the village, passing the Red Lion pub, and turn left onto Middle Street. Continue for 2.1 miles, passing through Oddington. The entrance will be on the left as you are leaving the village.

General

Local Authority: Cherwell District Council

Services: Oil fired AGA, private drainage (We understand that the private drainage at this property may not comply with the relevant regulations).

Council Tax: Band H

Tenure: Freehold

Guide Price: £3,250,000

Oxford

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