



Oddington Hill House, Oddington, Stow-on-the-Wold,
Gloucestershire

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Oddington Hill House, Oddington Road, Oddington, Stow-on-the-Wold, Gloucestershire GL54 1AL

A substantial 5 bedroom house with Annexe and Stabling set in over 19 acres in an outstanding rural location

Stow-on-the-Wold 2 miles, Kingham Station 4 miles, Chipping Norton 7 miles, Oxford 26 miles

Drawing room | Sitting room | Dining room
Living room | Family room | Conservatory
Kitchen | Utility room | Principal bedroom with en suite bathroom | 4 Further bedrooms
Family bathroom | Shower room | Self-contained 1 bed annexe | Car port | Stable block
Mature private gardens and grounds.

In all about 7.88 hectares (19.47 acres)

EPC Ratings: Main house E, Annexe D

The property

Oddington Hill House is a substantial detached house offering spacious and flexible accommodation in an outstanding rural location in the heart of the north Cotswolds. The main accommodation is incorporated in a converted barn with a reception hall that gives access to the family room and the living room with south facing windows overlooking the gardens. Stairs rise from the living room to the drawing room with a conservatory linking the main living rooms to the kitchen, dining room, utility room and w.c. On the first floor there is the principal bedroom suite, two further bedrooms and a family bathroom and on the second floor there are two further bedrooms and a w.c.

To the south of the main house is a well laid out 1 bed annexe with its own private entrance providing excellent secondary accommodation for staff, guests or as a home office..

Outside

Oddington Hill House is approached by way of a long private drive shared with one other substantial house. To the front of the house there is a generous parking and turning area with access to the car port. The gardens include a sunny terrace outside the conservatory and well laid out private well stocked mature gardens which surround the house.

The land lies mainly to the north and east of the house and is well fenced paddocks with a stable block accessed by way of a separate drive providing loose boxes, a tack room and hay store.

The house occupies an outstanding location with far reaching views over the surrounding countryside.

Location

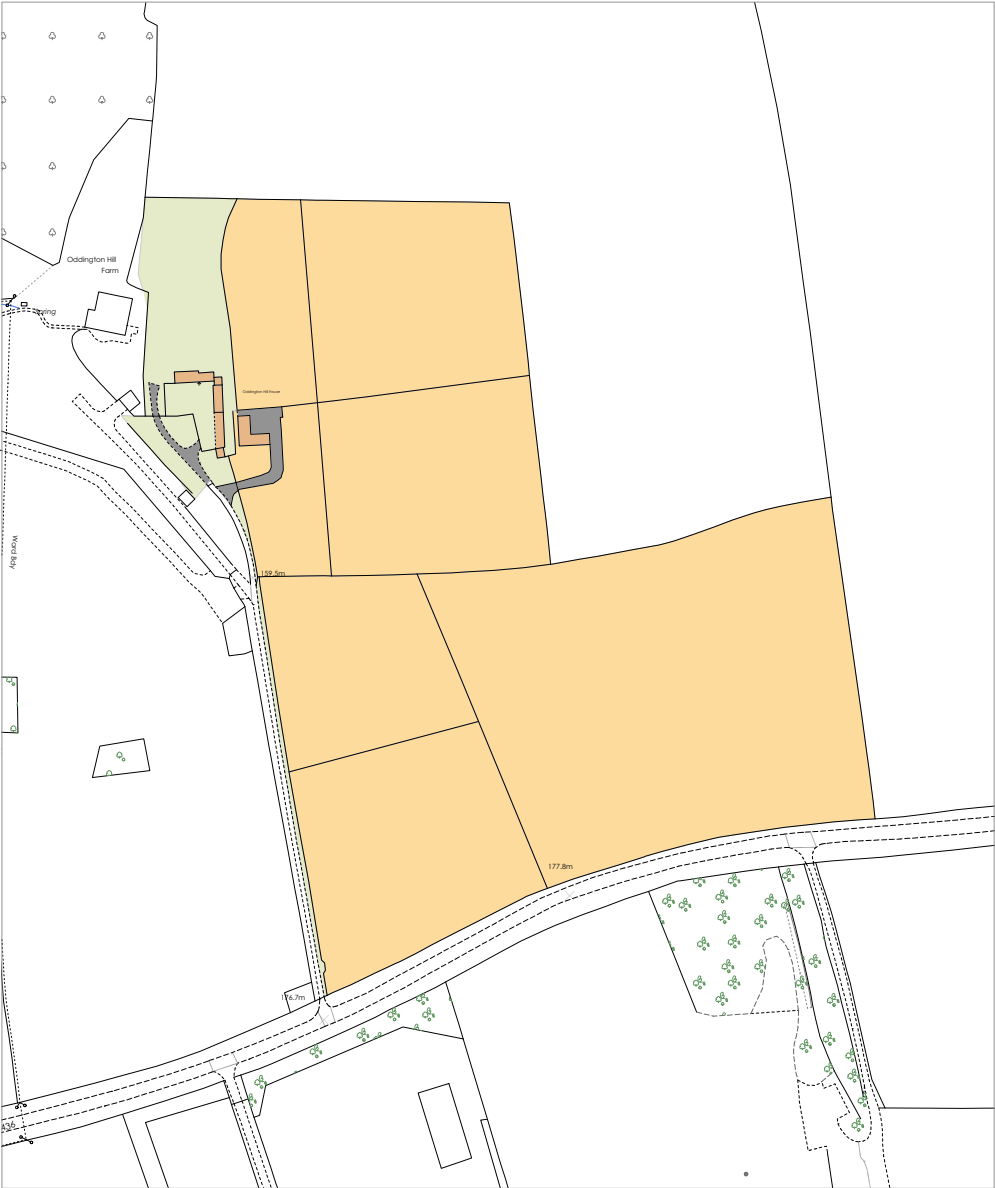
Oddington Hill House is situated about a mile from the sought after North Cotswold village of Upper Oddington. The village is in the Conservation Area and within the Cotswolds Area of Outstanding Natural Beauty. There is a highly regarded pub in the village less than 0.5 of a mile away as well as another pub in Lower Oddington, whilst the village is close to the renowned Daylesford Organic farm shop. Stow-on-the-Wold, Chipping Norton and Burford are within 13 miles and provide for most everyday needs, whilst Cheltenham, Oxford and Cirencester are all within 26 miles and provide more extensive shopping, leisure and recreational amenities. A regular rail service runs from Kingham station to London Paddington taking 85 minutes. There are excellent private and state schools nearby including Kitebrook House, Tudor Hall and Bloxham School.











Oddington Hill House

Total Area (7.88 ha / 19.47 ac)

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Not to Scale. Drawing No. X20657-01 | Date 22.09.23





Floorplans

House internal area 2,694 sq ft (250sq m)

Annexe internal area 490 sq ft (46 sq m)

Stables internal area 924 sq ft (82 sq m)

For identification purposes only.



Directions

On the A436 travelling north from Chipping Norton to Stow-on-the-Wold go past the entrance to Stow Rugby Club on your left hand side and the drive leading to Oddington Hill House is the next turn on your right after about 300 metres down a private drive. Oddington Hill House is on the right at the end of the drive.

General

Local Authority: Cotswold District Council

Services: Mains water and electricity, oil fired heating and private drainage.

Council Tax: House Band G, Annexe Band A
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.

Tenure: Freehold

Guide Price: £3,000,000

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