

# Green Farm Cottage

Lower Oddington, Gloucestershire



# An immaculately presented traditional Cotswolds stone home newly renovated to the highest standard.

Stow-on-the-Wold 3 miles, Kingham Station 3 miles (trains to London Paddington from 76 minutes),  
Chipping Norton 6 miles, Burford 8 miles and Cheltenham 20 miles.  
(All distances and times are approximate).



4+1



4+1



2

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## Summary of accommodation

### Main House

**Ground Floor:** Open plan kitchen/dining/living room | Sitting room | Boot room/utility | Cloakroom | Cellar

**First Floor:** Principal king-size bedroom with en suite | Two further king-size bedrooms with en suite

**Second Floor:** King-size bedroom with en suite bathroom

**The Dovecote:** King-size bedroom and en suite shower room

**Green Farm Cottage:** 2,541 sqft

**The Dovecote:** 225 sqft

**Total:** 2,766 sqft



## Situation

Lower Oddington is a highly sought-after Cotswold village, known for its picturesque charm and welcoming community. The village is characterised by traditional honey-coloured stone houses nestled along peaceful country lanes, creating an idyllic rural setting. It boasts two excellent pubs, The Fox and The Horse & Groom, both popular with locals and visitors alike, with the renowned Daylesford just a 20-minute walk or 5-minute drive away. Soho Farmhouse is only 14 miles away. The active village hall hosts a variety of events, activities, and classes, fostering a strong sense of community. At the end of Church Lane sits the historic 11th-century Church of St. Nicholas, renowned for its atmospheric candlelit services.

Nearby market towns such as Stow-on-the-Wold, Chipping Norton, and Burford provide a range of day-to-day amenities, including supermarkets, independent shops, and an excellent selection of restaurants and cafés. Larger centres such as Cheltenham, Oxford, and Stratford-upon-Avon offer more extensive shopping, cultural, and leisure facilities.

The area offers excellent schooling options, including Kitebrook, Kingham Hill, The Cotswold School, Burford School, and the renowned Oxford schools such as The Dragon and Summer Fields.

For sports enthusiasts, the region provides horse racing at Cheltenham and Worcester, rugby at Gloucester, golf at Lyneham, Burford, and Chipping Norton, as well as an extensive network of footpaths and bridleways, perfect for walking, cycling, and horse riding in the breathtaking Cotswold countryside.



## THE PROPERTY





## Green Farm Cottage

Green Farm Cottage has been thoughtfully extended and beautifully renovated by the current owners, seamlessly blending classic Cotswold charm with contemporary living. The property is offered to the market with no onward chain.

The ground floor boasts superb living space, including a stunning open-plan kitchen and living area featuring a bespoke handmade in-frame kitchen by Parlour Farm, complete with a Belfast sink, integrated appliances, stone worktops and oak drawer linings. This bright and inviting space accommodates both dining and relaxed seating, with Cotswold Casement Crittall double doors opening onto the south-facing garden. Adjacent to the kitchen, a cosy sitting room features hand-scraped oak flooring, a wood-burning stove set within a characterful fireplace, window seats, and access to a wonderful stone-vaulted cellar. A well-appointed boot room/utility and cloakroom complete the ground floor.

A bespoke light oak staircase leads to a bright and airy landing, giving access to three generous king-size bedrooms, each with its own en suite. The principal bedroom benefits from a vaulted ceiling and lovely garden views. A fourth bedroom occupies the second floor, also with an en suite and an abundance of natural light from its south-facing windows.





## Outside

The property is approached via a gravel driveway with electric gates, providing ample parking. The dovecote is a versatile outbuilding with an en suite wet room offering excellent potential as an annexe, office, or studio, enjoying picturesque views down the garden towards the house. The beautifully landscaped garden is mainly laid to lawn, bordered by mature shrubs and a stylish estate fence, with a generous terrace extending from the kitchen, ideal for outdoor entertaining.

## Property Information

**Tenure:** Freehold

**Services:** Mains water, electricity, and drainage. Broadband – Superfast up to 500 mbps. Oil fired central heating.

**Local Authority:** Cotswold District Council  
01285 623000

**Council Tax:** Band C

**EPC:** TBC

**Listing:** The property is not listed.

**Postcode:** GL56 0UP

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



#### Approximate Gross Internal Floor Area

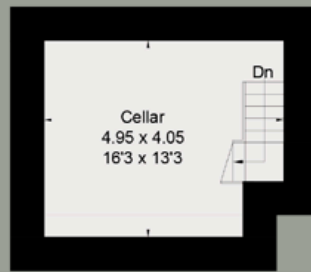
Main House: 217.1 sq m / 2,336 sq ft

Cellar : 19.1 sq m / 205 sq ft

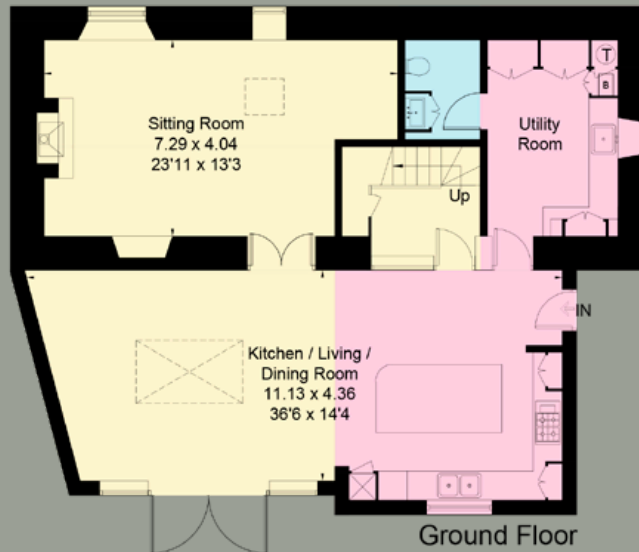
Outbuilding: 20.9 sq m / 225 sq ft

Total : 257.1 sq m / 2,766 sq ft

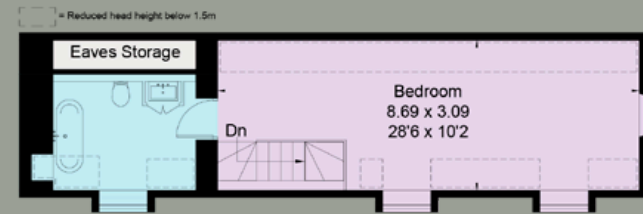
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



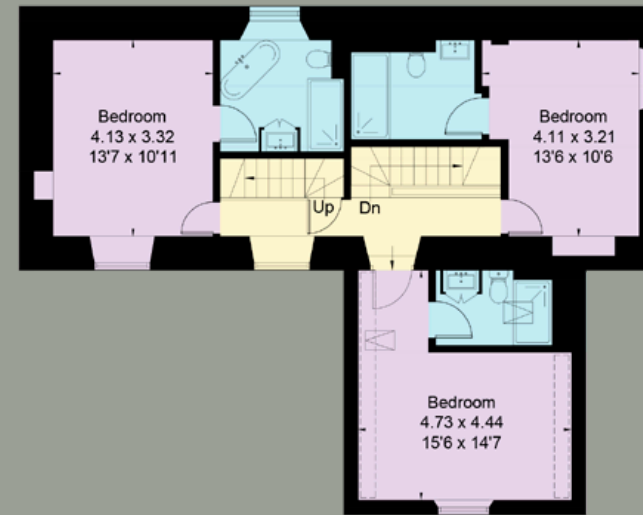
Cellar



Ground Floor



Second Floor



First Floor



Outbuilding  
(Not Shown In Actual  
Location / Orientation)



Stow-on-the-Wold  
Brett House, Park Street  
Stow-on-the-Wold  
GL54 1AG  
knightfrank.co.uk

I would be delighted to tell you more

Leigh Glazebrook  
01451 600613  
leigh.glazebrook@knightfrank.com



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated January 2025.

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