

The Paddocks, Oddington, Gloucestershire



A beautiful detached home in almost four acres with stables and manège.

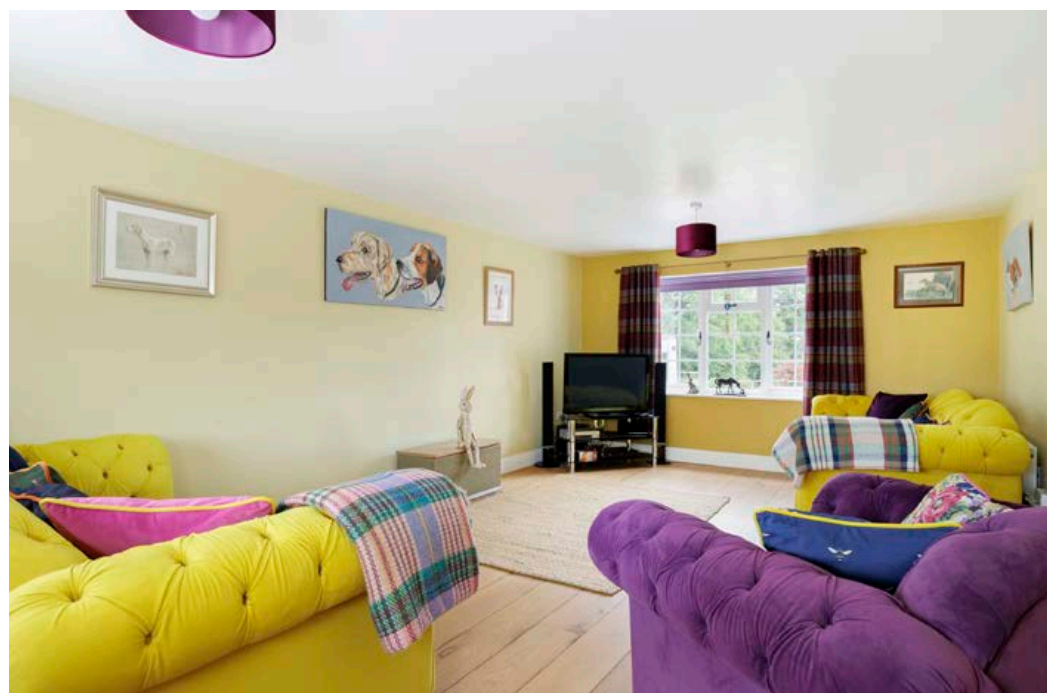
Location

Oddington is a sought-after Cotswold village. It comprises of mainly traditional stone houses scattered along country lanes with two excellent pubs, The Fox and The Horse and Groom, and an active village hall offering a range of activities and classes. Situated at the end of Church Lane is the historic 11th-century Church of St. Nicholas, which holds candlelit services.

The nearby towns of Stow-on-the-Wold, Chipping Norton and Burford provide day-to-day facilities, including supermarkets, a selection of shops and popular pubs and restaurants. There is good access to a number of regional centres, including Cheltenham, Oxford and Stratford-on-Avon, which offer more extensive facilities. Daylesford Organic Farm Shop is a short drive, and the renowned Soho Farmhouse is 14 miles away.

There is an excellent range of state and private schools in the area, including Kitebrook, Kingham Hill, The Cotswold School, Burford School, Cheltenham schools, and the renowned Oxford schools, including The Dragon and Summerfields.

Sports facilities include racing at Cheltenham and Worcester, rugby at Gloucester and golf at Lyneham, Burford and Chipping Norton, plus a network of public footpaths and bridleways to allow total enjoyment of the beautiful scenery around.



4



2



2



4 acres

EPC

D



Distances

Moreton-in-Marsh 1 mile (Trains to Paddington from 87 mins),
Stow-on-the-Wold 5 miles, Chipping Campden 4 miles,
Stratford-upon-Avon 14 miles, Cheltenham 21 miles,
Banbury 21 miles (Trains to Marylebone from 56 minutes).
(Distances and times approximate).

The Paddocks

The Paddocks is a wonderful, detached home with light and generous accommodation located on the edge of Lower Oddington.

The ground floor provides fantastic reception space with a well-proportioned sitting room with dual aspect and wood flooring, a dining room with fireplace and oak framed glazed extension which provides wonderful views over the paddocks. The kitchen is impressive and offers a range of shaker style units with island, limestone flooring and a vaulted oak framed dining area with doors leading onto the terrace. A ground floor bedroom is also on hand which could be used as an office or playroom. A wc and utility room can be found adjacent to the entrance porch.

On the first floor the property provides a main bedroom with dual aspect and en suite shower room. A further two bedrooms are available with a family bathroom to hand.

The property has the benefit of planning to further extend on the East side with a two storey extension.





Garden and Grounds

Outside, the property extends to almost four acres in total with the benefit of two entrances from the Oddington Road. The formal entrance is through double gates with a large gravelled parking area for a number of vehicles. The second is an access into one of the paddocks. The grounds total almost four acres in total with formal gardens around the house with pond and the remain land divided into paddocks along with a wonderful stable block, manège and walker. Stables have extended headroom to accommodate larger horses.

Property Information

Tenure: Freehold.

Services: Mains water and electricity. Private drainage and oil-fired central heating.

Local Authority: Cotswold District Council.

Telephone: 01285 623000.

Council Tax: Band: E

EPC: Rating D.

Postcode: GL56 0XW

What3words: ///crash.stammer.monopoly

Viewings

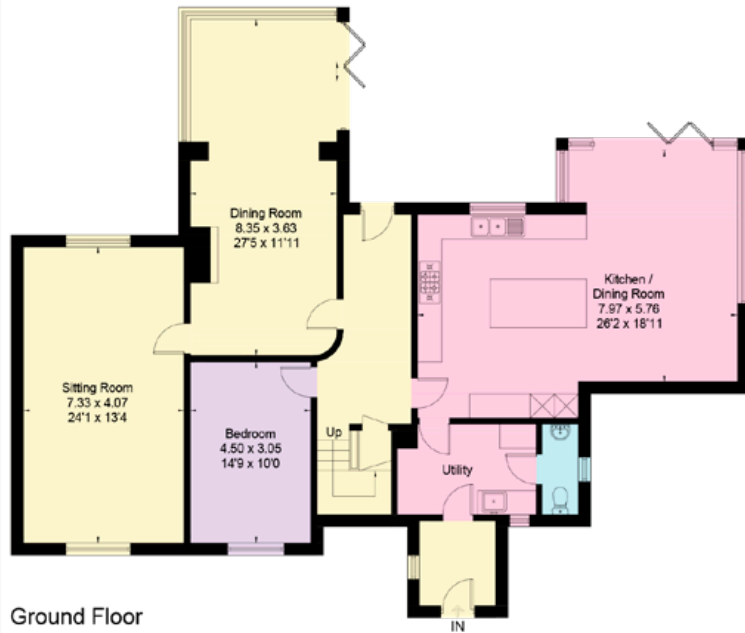
All viewings must be made strictly by appointment only through Knight Frank.

Approximate Gross Internal Floor Area

Main House: 214.6 sq m / 2,310 sq ft

Outbuildings: 98.7 sq m / 1,062 sq ft

Total: 313.3 sq m / 3,372 sq ft (Excluding Eaves)



Ground Floor



First Floor

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.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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