

# SEDGELEY COTTAGE

UPPER ODDINGTON, GLOUCESTERSHIRE



Stow-on-the-Wold 3 miles, Chipping Norton 6 miles,  
Cheltenham 22 miles, Oxford 29miles, Daylesford  
Organic 1.4 miles, Kingham Station 4 miles  
(London, Paddington 90 minutes)  
(all times & distances approximate)

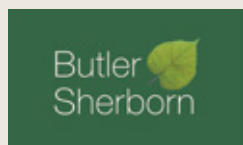
## AN IMMACULATE PERIOD COTTAGE IN THE SOUGHT AFTER COTSWOLD VILLAGE OF UPPER ODDINGTON

Ground Floor: Entrance hall • Kitchen • Dining room  
Sitting room • Cloakroom

First Floor: Main bedroom with adjoining bathroom  
Double bedroom • Dressing room/bedroom  
Family shower room

Annexe: Double bedroom • Kitchen • Bathroom

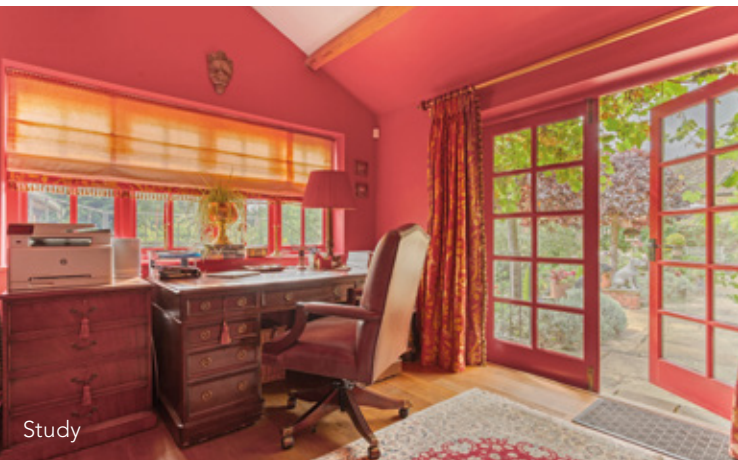
Outside: Office • Landscaped garden • Car port • Large  
terrace • Pond • Summer house • Garden shed • Driveway



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Study



Annexe



## DESCRIPTION

Sedgeley Cottage is situated in the village of Upper Oddington, the property has been altered by the current owner with the accommodation arranged over two floors. Sedgeley is in an elevated position overlooking the wonderful gardens and terrace areas. The property has entrance hall with flagstone flooring, a cloakroom and coat cupboard. Stone steps lead up into the sitting room, which has a log burner, and stairs to the first floor. The large dining room is part open plan to the kitchen which is fully fitted with appliances. The stairs lead to the first floor, the double aspect main bedroom with fitted wardrobes and a large adjoining bathroom. The guest double bedroom is double aspect and has an attractive feature fireplace and fitted wardrobes. Separate is a family shower room. Bedroom three is currently used as a dressing room.

## OUTSIDE

The property is approached via the driveway. A carport, with electric charging point, with annexe below. A Cotswold Stone office. The southeast facing garden is enclosed and predominantly laid to lawn with various mature trees, shrubs, climbing plants and bulbs. Two paved terraces adjoin the house, perfect for summer dining. Attractive fishpond and a lead roof summer house.

## SITUATION & AMENITIES

Oddington is an extremely sought-after Cotswold village. It is in an Area of Outstanding Natural Beauty and comprises a large Conservation Area with mainly traditional stone houses, scattered along country lanes with immediate access to a network of footpaths and bridleways through open countryside and woodland. The historic 11C St. Nicholas Church, one of Simon Jenkins' 'England's Thousand Best Churches', holds beautiful candlelit services. The cottage is within walking distance of two popular pubs, The Fox and The Horse and Groom, both listed in the Good Pub Guide. Footpaths lead over farmland and through woodland to the renowned Daylesford Organic Farm Shop & Spa.

The towns of Stow-on-the-Wold (2.5 miles), Chipping Norton (6 miles), Burford (13 miles) and Cheltenham (21 miles) provide shopping, banking, restaurant and social activities. Frequent and direct trains run from Kingham station (4 miles distance) to London Paddington (approx 90 minutes).

Theatres at Chipping Norton, Oxford, Cheltenham and Stratford-upon-Avon. Cinema at Chipping Norton, Evesham and Cheltenham. Racing at Cheltenham, Warwick and Stratford-upon-Avon. Golf at Burford and Lyneham. There are excellent educational facilities in the area.



## SERVICES

Mains water, drainage, and electricity. Oil fired central heating. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale, as are the carpets, window dressings and light fittings. Other fixtures and fittings, including the contents of the house, garden statuary and ornaments, are excluded but may be available by separate negotiation.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## TENURE

Freehold

## LOCAL AUTHORITY

Cotswold District Council, Cirencester, Gloucestershire  
GL56 0AZ. T 01285 623000 W [cotswold.gov.uk](http://cotswold.gov.uk)

Council Tax: Band E

## VIEWINGS

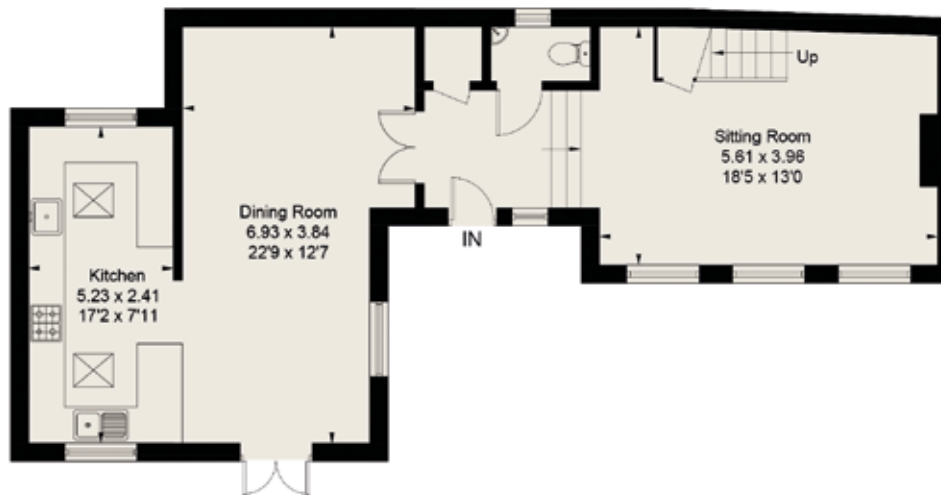
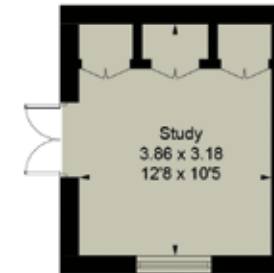
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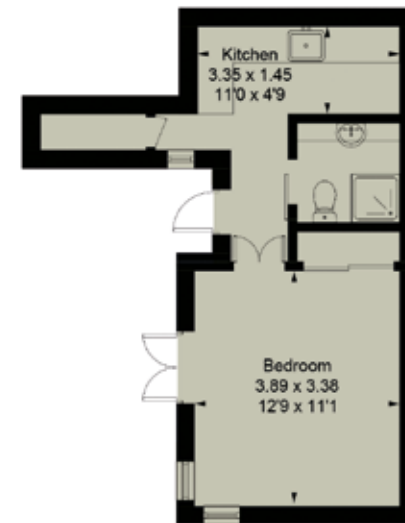
Approximate Floor Area = 124.0 sq m / 1337 sq ft  
Annexe / Study = 40.0 sq m / 426 sq ft  
Total = 164.0 sq m / 1763 sq ft



First Floor



Ground Floor



Annexe



## DIRECTIONS (POSTCODE GL56 0XL)

From Stow on the Wold take the A436 in the direction of Chipping Norton. After approximately 2 miles turn right, signposted Upper Oddington. Take the right hand turn down Back Lane and Sedgely will be found on your left after 100 yards.

what3words: ///games.collects.nylon



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