



HONEYSUCKLE COTTAGE

LOWER ODDINGTON, GLOUCESTERSHIRE

A charming three bedroom Cotswold cottage in a very popular village

Ground Floor: Kitchen/dining room • Sitting room

First Floor: Bedroom with shower room • Bedroom
Family bathroom

Second Floor: Bedroom

Outside: Enclosed front courtyard



Stow-on-the-Wold Office

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DESCRIPTION

Honeysuckle Cottage is a charming cottage. A cosy sitting room with a wood burner, built-in cupboards, and shelving, with stairs leading to the first floor. The fully fitted kitchen/dining room and space for a table and chairs, with a door to the rear courtyard and a floor hatch to an uninspected space below. On the first floor, there are two bedrooms and two bath/shower rooms. The second floor has a double bedroom. Outside, the stone-paved courtyard garden at the front is accessed via a shared pedestrian gate from Church Lane and is partly enclosed while the rear features a shared courtyard, oil store, and a pedestrian right of way to the back door.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. (Broadband available in the village). No tests on 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. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

LOCAL AUTHORITY

Cotswold District Council, Cirencester, Gloucestershire
GL56 0AZ. T 01285 623000 W cotswold.gov.uk

COUNCIL TAX

Band C





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.

VIEWINGS

Please telephone Butler Sherborn, Stow Office T 01451 830731 or The London Office T 0207 839 0888.
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DIRECTIONS (GL56 0XE)

From Stow-on-the-Wold take the A436 towards Chipping Norton, after about 2 miles take the right-hand turn signposted to Lower Oddington. Pass The Fox and turn left down Church Lane, Honeysuckle Cottage will be found on your left hand.

what3words: ///ballpoint.pyramid.ladders



Towns

Stow-on-the-Wold 3.1 miles
Chipping Norton 6.6 miles
Oxford 28 miles



Pubs

The Fox 100 yards
The Horse and Groom 0.7 miles
The Old Butchers 2.7 miles



Schools

Kingham Hill School 3.1 miles
Kitebrook School 5.3 miles
The Cotswold School 6.3 miles



Members Clubs

Daylesford Organic Shop & Spa 1.3 miles
Soho Farmhouse 14.7 miles
Estelle Manor 17 miles

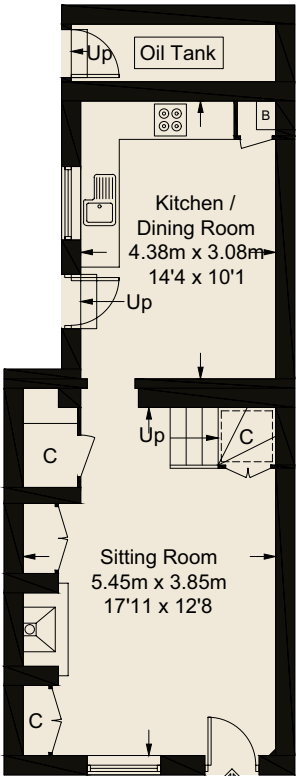


Train Stations

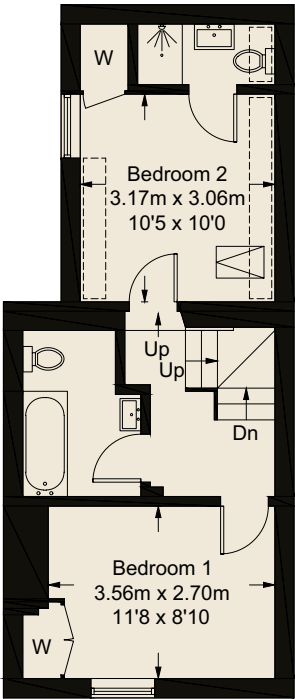
Kingham 4 miles
Moreton in Marsh 8 miles



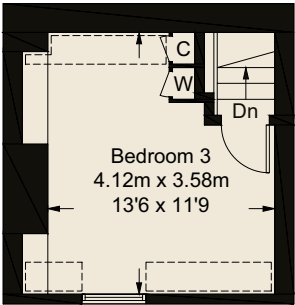
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Ground Floor
36.7 sq m / 395 sq ft



First Floor
36.2 sq m / 390 sq ft



Second Floor
16.2 sq m / 174 sq ft

Approximate Gross Internal Area = 89.1 sq m / 959 sq ft
Storage Cupboard = 2.9 sq m / 31 sq ft
Total = 92.0 sq m / 990 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale. (ID1242203)



= Reduced headroom below 1.5m / 5'0"

Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: September 2025. Particulars written: September 2025. Brochure by wordperfectprint.com

