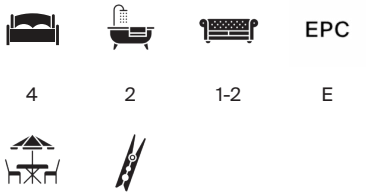


EARBY HOUSE, ODDINGTON


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BEAUTIFULLY PRESENTED THROUGHOUT AND THE SUBJECT OF A COMPREHENSIVE AND METICULOUS REFURBISHMENT PROGRAMME

Stow-on-the-Wold 3 miles, Kingham Station 3 miles (trains to London Paddington from 76 minutes), Chipping Norton 6 miles, Soho Farmhouse 15 miles and Estelle Manor 23 miles
(All distances and times are approximate).



Local Authority: Cotswold District Council

Council Tax band: Unknown

Tenure: Freehold

Services: Mains Electricity, water, and drainage; oil-fired central heating

Sq ft 1953





LOCATION



Lower Oddington is one of the Cotswolds' most desirable villages, set within a Conservation Area. The village offers a strong community, centred around the renowned Fox Inn, the Horse & Groom (undergoing refurbishment), an active village hall and the historic Church of St Nicholas. Surrounded by beautiful countryside, there are excellent walking and cycling routes, and direct access to Daylesford Organic Farm, just a 1.5-mile walk or short drive away. Nearby Stow-on-the-Wold, Burford and Cheltenham provide an excellent range of shopping, dining and leisure facilities, while Kingham Station (approx 3 miles) offers regular services to London Paddington. The area is well known for its excellent schools, sporting pursuits and lifestyle amenities, including Soho Farmhouse. The wider Cotswolds hosts a superb year-round calendar of festivals, sporting events and cultural attractions, making Lower Oddington an exceptional place to enjoy the very best of Cotswold living


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EARBY HOUSE IS AN EXCEPTIONAL COTSWOLD HOME OCCUPYING A PRIME POSITION IN THE HEART OF THE HIGHLY SOUGHT-AFTER VILLAGE OF LOWER ODDINGTON

Constructed of attractive Cotswold stone and brick, the property was formerly part of the village post office and shop and has since been transformed to an exacting standard, successfully blending character and charm with stylish contemporary living. Deceptively spacious and filled with natural light, the accommodation is arranged over two floors and offers excellent storage throughout. The generous sitting room, complete with a wood-burning stove, provides a welcoming space in which to relax, while the stunning open-plan kitchen and dining room forms the heart of the home and is perfectly suited to modern family living and entertaining. Folding doors open onto the south-facing courtyard garden, a delightful and low-maintenance outdoor space ideal for morning coffee, al fresco dining or evening drinks. Perfect as a lock-up-and-leave property, the courtyard requires minimal upkeep while still providing a private area in which to enjoy the outdoors. Practical features have been thoughtfully incorporated throughout the refurbishment, including a useful utility room, cloakroom and a convenient dog shower positioned by the front door, ideal after enjoying the many countryside walks surrounding the village. Further enhancing the property's versatility is a fully tanked cellar which provides excellent storage space and also offers potential as an additional snug/hobby room.





LIGHT AND SPACIOUS THROUGHOUT

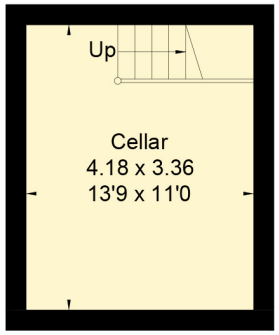
Upstairs are four excellent bedrooms, including a principal bedroom with en suite shower room, together with a beautifully appointed family bathroom featuring a roll-top bath and separate shower. All bedrooms benefit from attractive shuttered windows.

Earby House enjoys an enviable location in one of the Cotswolds' most desirable villages, with a wealth of beautiful countryside walks quite literally on the doorstep. The property will appeal to a broad range of buyers, whether as a superb family home, an elegant weekend retreat or a highly desirable lock-up-and-leave holiday property in an outstanding village setting.

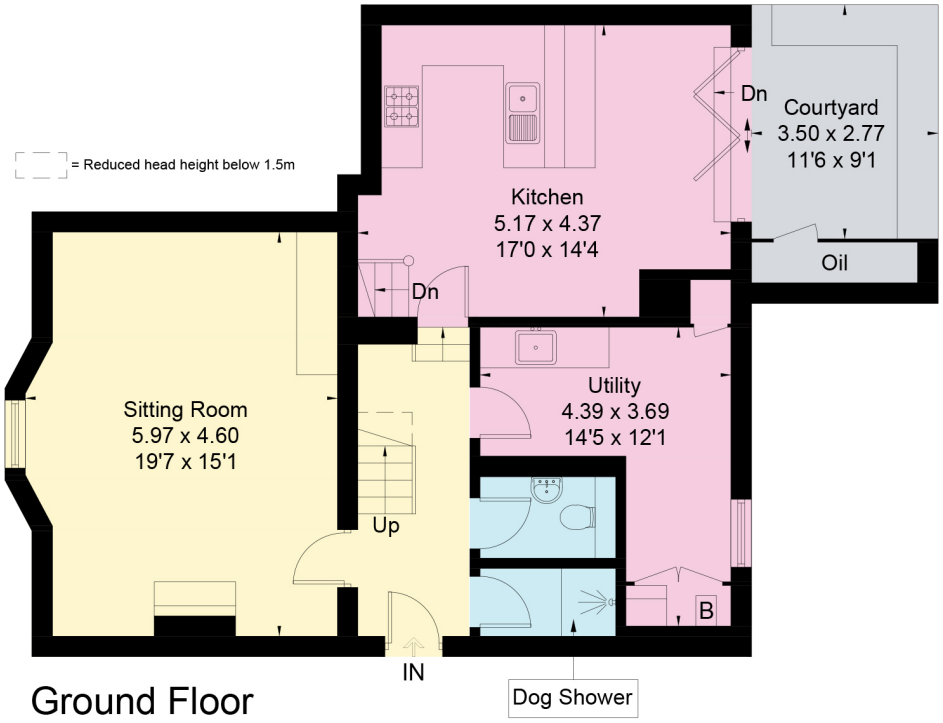




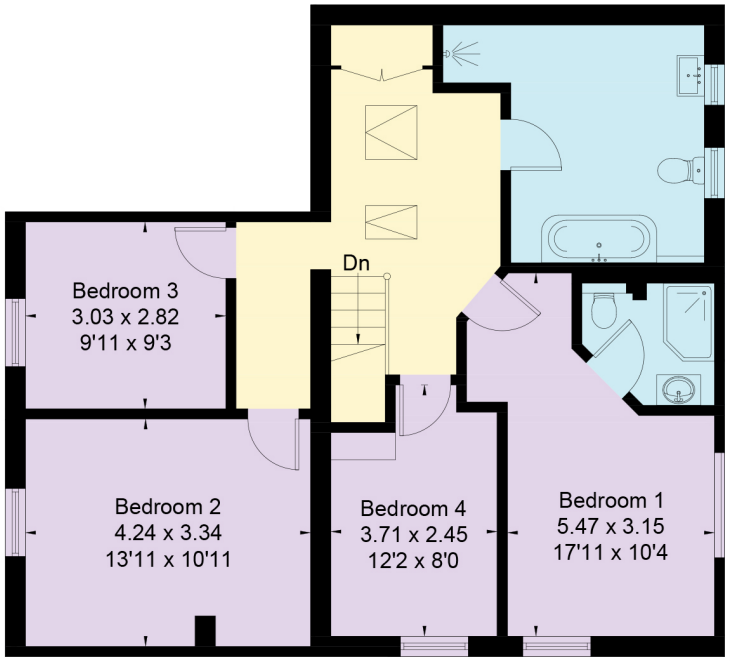
Total = 181.5 sq m / 1953 sq ft



Cellar



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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