



A spacious detached house in a peaceful setting

Overdale, Nether Westcote, Gloucestershire, OX7 6SD

Guide Price £1,050,000 Freehold

savills

Entrance hall • sitting room • kitchen/dining room • utility room • music room/study • cloakroom • five bedrooms • three en suite shower rooms • family bathroom • gardens • parking.

Distances

Kingham (main line to London-Paddington) 4 miles, Stow-on-the-Wold 5 miles, Burford 6 miles, Chipping Norton 8 miles, Witney 14 miles, Cirencester & Cheltenham 22 miles, Oxford 25.5 miles (all distances are approximate).

Situation & Communications

The charming village of Nether Westcote is within the Cotswold Area of Outstanding Natural Beauty, on the Gloucestershire/Oxfordshire border, with far reaching views of the Evenlode Valley. The village has a riding school, Overdale Equestrian Centre, and a highly regarded dining pub, The Feathered Nest. It lies between the popular towns of Stow-on-the-Wold (four miles) and Burford (six miles), both of which provide everyday shopping facilities including very good pubs and coffee shops, as does Chipping Norton, just nine miles away. The village is four miles from Kingham station and Daylesford Organics and 16 miles from Soho Farmhouse.

Road and rail communications are excellent with the north/south A429 and east/west A40 providing access to larger centres. Regular train services run to Oxford (25.5 miles) and London from Kingham (four miles). There are many good private and state schools in the area including Kitebrook in

Moreton-in-Marsh, Cheltenham College and Cheltenham Ladies college and a wide choice of schools in and around Oxford plus the Cotswold school in Bourton-on-the-water and Burford school in Burford. There are several golf clubs within easy reach and the surrounding countryside has an extensive network of footpath and bridleways.

The Cotswolds' year is packed with events ranging from world famous international festivals like Cheltenham Literature Festival and Cheltenham Gold Cup Week to major musical events such as the Wilderness Festival, Cornbury Festival or the Big Feastival, as well as a jam-packed events calendar featuring concerts, exhibitions, arts and literature festivals and theatrical productions.

Overdale

Overdale is a delightful detached property constructed of natural Cotswold stone. The house has been beautifully refurbished by the current owners to provide light and spacious accommodation over two floors. The property is beautifully maintained and is decorated with a subtle palette of colours throughout. Overdale is within easy reach of many well-known Cotswold destinations and would make a wonderful village home or weekend retreat.





A welcoming entrance hall leads to a well-proportioned sitting room with wood burning stove. Two windows overlook the front garden allowing light to flood in. The sitting room opens onto the music room/study with bespoke bookcases and French doors to the side garden. There is an impressive kitchen with an excellent range of fitted cabinets and a central island and a large dining area with French doors which open onto the south-facing terrace, perfect for al fresco dining. Adjoining the kitchen is a well-equipped utility room with separate cloakroom. Completing the ground floor accommodation are two double bedrooms, both with en suite shower rooms.

The first floor landing has been fitted with bookshelves with room for a study area. The principal bedroom enjoys wonderful views of the Evenlode Valley to the front and the garden to the rear. There is also an en suite shower room and a walk-in wardrobe. There are two further bedrooms, one with an excellent range of built-in wardrobes. Both bedrooms enjoy the countryside views and share a generous family bathroom with roll top bath and separate shower cubicle.

Overdale is approached via a gravel driveway with parking for four cars. The south-westerly landscaped garden surrounds the house with a large area of lawn with well-stocked beds and a summer house. There is a dedicated area for growing vegetables with a greenhouse and raised beds. A large paved

terrace to the rear is the perfect place to relax and entertain. A mature Yew hedge ensures privacy.

Agent's Note: Although the property has an Oxfordshire postal address the property is situated in Gloucestershire.

Local Authority: Cotswold District Council.
T: 01285 623000
Council Tax Band F.

Services: Mains water, electricity and private drainage. Oil fired central heating. Telephone line subject to BT transfer regulations.

Tenure: Freehold.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request. EPC Rating = D

Viewing: Strictly by appointment with Savills.

Directions: From Stow-on-the-Wold take the A429 towards Cirencester. After about a mile take left turn onto the A424 towards Burford. After about four miles take the left turn signposted to the Methodist Chapel. Continue straight until you reach the crossroads/grass triangle. Turn left and the property is the second property on your left. Please note that the postcode does not take you to the property.

Date of Information: Particulars prepared: September 2022. Photographs taken: September 2022.

