



BLENHEIM ORCHARD

UPPER ODDINGTON ♦ GLOUCESTERSHIRE ♦ GL56 0XG



BLENHEIM ORCHARD

UPPER ODDINGTON,
GLOUCESTERSHIRE GL56 0XG

A MOST ATTRACTIVE VILLAGE HOUSE IN A RENOWNED COTSWOLD VILLAGE

Stow-on-the-Wold 2.5 miles ♦ Kingham 4 miles (mainline station London Paddington from 85 minutes) ♦ Moreton-in-Marsh 5 miles ♦ Chipping Norton 6 miles ♦ Burford 18 miles ♦ Cheltenham 21 miles ♦ Oxford 26 miles (all distances and times are approximate)

- Entrance hall ♦ drawing room ♦ sitting room ♦ dining room ♦ orangery ♦ study ♦ kitchen/breakfast room ♦ utility
- ♦ staircase hall ♦ guest cloakroom ♦ master bedroom with en suite bathroom ♦ guest bedroom with en suite bathroom
- ♦ bedroom 3/dressing room ♦ family bathroom
- ♦ two attic bedrooms ♦ cellar.
- ♦ Detached two bay car port ♦ secure workshop with room above ♦ mature enclosed gardens and parking.



SITUATION AND COMMUNICATIONS

- ♦ Upper Oddington lies in the heart of the Cotswolds between Burford, Stow-on-the-Wold and Chipping Norton in a Conservation Area and an Area of Outstanding Natural Beauty.
- ♦ Upper Oddington has many traditional Cotswold stone properties and local amenities include the fine Church of St Nicholas and two very popular country inns with restaurants.
- ♦ The area is well-served by the local market towns of Stow-on-the-Wold, Moreton-in-Marsh and Chipping Norton.
- ♦ There are excellent road and mainline rail links with Kingham Station being approximately four miles distant and the nearby A429 Fosse Way and A40.
- ♦ The larger centres of Cheltenham, Cirencester and Stratford-upon-Avon provide extensive cultural, shopping and leisure facilities.
- ♦ The area is known for interesting churches and there are important gardens at Hidcote and Kiftsgate and further afield there is the magnificent Blenheim Palace.
- ♦ The area is renowned for educational establishments including The Cheltenham Ladies' College, Cheltenham College and Dean Close. There are school buses to both Chipping Campden and The Cotswold School in Bourton-on-the-Water.
- ♦ Sporting opportunities in the area are excellent with the Heythrop Hunt, fishing and shooting.

- ♦ There are golf courses at Naunton Down, Chipping Norton, Burford and Broadway. National Hunt Racing at Stratford-upon-Avon and Cheltenham.
- ♦ There are fine walks via an abundance of bridleways and footpaths for the horse riding and walking enthusiasts.

BLEMHEIM ORCHARD

Blenheim Orchard is a most attractive attached stone built village house dating back several hundred years. The original part of the house retains the expected period features. During her tenure the current owner has enlarged the property adding a superb drawing room with a charming guest bedroom above, a wonderful orangery, garaging and landscaping the gardens and grounds.

The property is beautifully presented and would appeal to the most discerning of potential buyers including those wishing to downsize or buy a second home.

GENERAL INFORMATION

Local Authority: Cotswold District Council. Telephone. 01285 623000. Band G.

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

Tenure: Freehold.

Town and Country Planning: The property lies within the area administered by Cotswold District Council to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

Wayleaves, Easements and Rights of Way: The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.



DIRECTIONS GL56 0XG

From London take the M40 to Oxford and continue from Oxford on the A44 to Chipping Norton. From Chipping Norton, continue on the A44 towards Evesham and Moreton-in-Marsh. After about three miles take the left turn signposted Stow-on-the-Wold (A436). Follow this road for about three miles and then turn left signposted Lower Oddington. Continue into Lower Oddington past The Fox public house on the right. Continue on this road through the village for about half-a-mile passing the village hall on the right. Blenheim Orchard will be found just before the right hand bend on the right hand side opposite an expanse of green. The property is approached through distinctive painted gates.

VIEWING

Strictly by prior accompanied appointment with Savills.

DATE OF INFORMATION

Particulars prepared: May 2019.

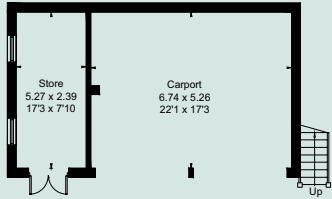
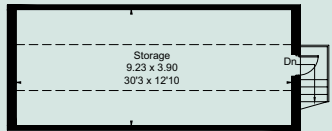
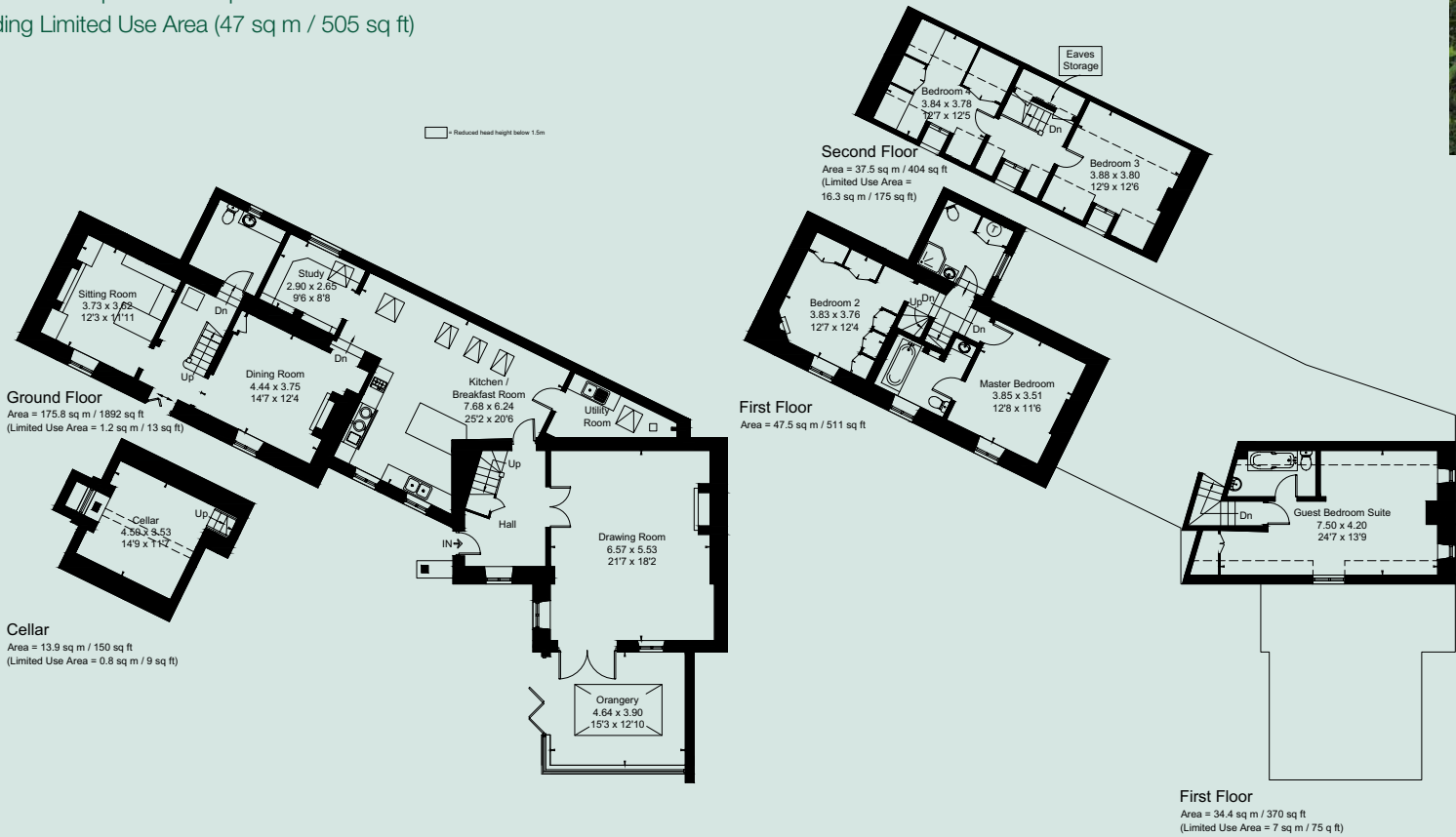
Photographs taken: May 2019.





FLOORPLANS

Approximate Area = 295.2 sq m / 3178 sq ft
Cellar = 13.9 sq m / 150 sq ft
Outbuilding = 48.7 sq m / 524 sq ft
Total = 357.8 sq m / 3851 sq ft
Including Limited Use Area (47 sq m / 505 sq ft)



Savills Stow-on-the-Wold
Cotswold House, Church Street,
Stow-on-the-Wold, Gloucestershire
GL54 1BB
stow@savills.com
01451 832832

savills.co.uk



Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. CJ190516

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		