



Rambling Rose Cottage
Back Lane
, Upper Oddington
GL56 0XL



Description

A unique opportunity to acquire four beautifully presented Cotswold stone cottages set in the heart of the idyllic North Cotswold village of Upper Oddington. The cottages are currently operating as successful holiday cottages, let through Character Cottages, and are available to be purchased with contents and future bookings by separate negotiation.

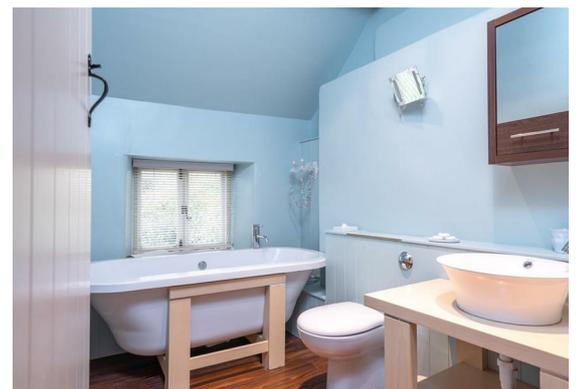
The cottages are available to be purchased individually or collectively making them an attractive and versatile proposition for investors seeking an income stream or someone wishing to have their own 'pied a terre' in the Cotswolds.

Cottages 1, 3 and 4 are all one bedroomed cottages that benefit from having kitchen/living areas with Aga ovens and fireplaces with wood-burning stoves. Upstairs they all have double bedrooms with adjoining bath/shower rooms.

Cottages 3 & 4 also have a useful utility porch at the front. Cottage 2 has a kitchen/diner with Aga oven, sitting room with wood-burning stove, two double bedrooms with adjoining bathrooms.

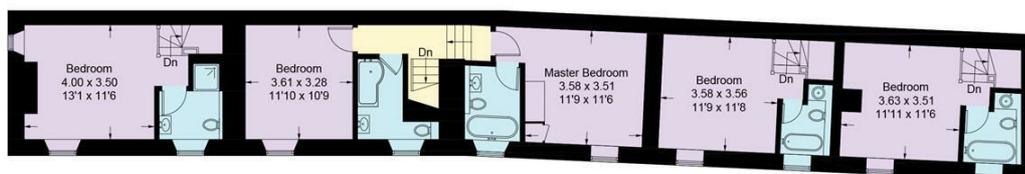
Cottages 2,3 & 4 also benefit from having south facing gardens and terraces as well as off road parking.

Of further interest is an outbuilding on site, The Old Laundry, which has planning consent to be demolished and rebuilt as a highly individual contemporary one bedroomed dwelling (Cotswold District Council- Planning reference 17/02292/FUL).



Rose Walk Cottages, Oddington

Approximate Gross Internal Area
 Cottage 1 = 43.6 sq m / 469 sq ft
 Cottage 2 = 87.0 sq m / 936 sq ft
 Cottage 3 = 43.3 sq m / 466 sq ft
 Cottage 4 = 43.5 sq m / 468 sq ft
 Outbuilding = 35.1 sq m / 378 sq ft
 Total = 252.5 sq m / 2717 sq ft

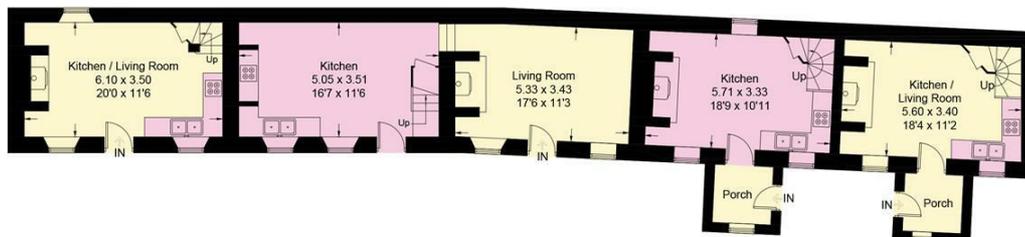


Cottage 1 First Floor

Cottage 2 First Floor

Cottage 3 First Floor

Cottage 4 First Floor



Cottage 1 Ground Floor

Cottage 2 Ground Floor

Cottage 3 Ground Floor

Cottage 4 Ground Floor



Outbuildings

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID610389)



Directions

From Stow on the Wold take the A436 towards Chipping Norton. After approximately 2 miles take the right hand turning signposted Upper Oddington. On entering the village fork right at the first junction onto Back Lane and Rosewalk Cottages can be found a short distance along on the left hand side.

Upper Oddington

Situated within the valley of the River Evenlode, Oddington is considered by many as one of the most desirable villages in the Cotswolds. Surrounded by beautiful countryside (which is easily accessible from a network of footpaths that weave through the village) one of the most attractive features in Oddington is the adjacent woods, which are particularly pretty in the spring months when the bluebells and wild garlic come out. Also a major draw to Oddington is the renowned Fox Inn situated in Lower Oddington, a Cotswold stone quintessential British pub with flagstone floors, exposed beams and open fires. There is also the Horse & Groom in Upper Oddington which is equally reputable. The historic market town of Stow on the Wold is only 2 miles outside of the village, whilst Moreton in Marsh (6 miles) and Chipping Norton (7 miles) are both within easy reach and offer a wide array of useful amenities. The nearest train station is at Kingham (3 miles) which provides a mainline service between Worcester and London Paddington (via Oxford) and the village also benefits from the provision of regular bus services.

Tenure & Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Viewing Arrangements -

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

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Bourton on the Water

High Street, Bourton on the Water
GLOS GL54 2AN

Tel: **01451 822 977** Fax: **01451 822 961**

Email: bourton@harrisonjameshardie.co.uk

Moreton in Marsh

High Street, Moreton in Marsh
GLOS GL56 0AF

Tel: **01608 651 000** Fax: **01608 651 411**

Email: moreton@harrisonjameshardie.co.uk