established 200 years

Tayler & Fletcher



Westbrook, Back Lane, Upper Oddington, GL56 0XL

Guide Price £999,500

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Westbrook

Back Lane, Upper Oddington, GL56 0XL

A spacious four bedroom property with mature gardens and open-field views in the Cotswold village of Upper Oddington. Ideal for full modernisation or redevelopment (STPP).

Description

Westbrook is a substantial detached chalet style house occupying a lovely position just off Back Lane in Upper Oddington. It is believed to have been built in the 1960's of reconstituted Cotswold Stone under a tiled roof. It has spacious and adaptable accommodation with two main reception rooms, two bedrooms, an ensuite shower room and a bathroom on the ground floor together with a conservatory positioned to take advantage of the garden. There are two further bedrooms, a study/ hobby room and shower room on the first floor.

Westbrook is situated in a generous plot which extends to approximately two thirds of an acre and backs on to adjoining fields. There is gravelled parking at the front with a detached double garage with an external staircase which leads to a large workshop/ home office above,

Westbrook is a much loved home and has been in the same ownership for many years. The gardens were specifically designed and are extremely well stocked and have the added feature of a couple of streams which run through.

Westbrook now lends itself to a programme of modernisation and improvement, or alternatively, and subject to the necessary planning consents for demolition and rebuilding as has happened to a number of neighbouring properties recently.

Location

The Oddingtons are attractive and peaceful Cotswold villages with a public house in each of the villages of Upper and Lower Oddington. There is a village hall and two churches including historic C.11th Church of St Nicholas. Stow-on-the-Wold is about 2 miles and has a good range of shops and facilities suitable for everyday requirements.

Bourton-on-the-Water is 6 miles to the south and has a similar range of facilities including the well respected Cotswold secondary school and a public sports centre. There are also mainline train stations in Kingham (3.6 miles) and Moreton in Marsh (6.5 miles) with regular services to London Paddington via Oxford and Reading.

Cheltenham (19.5 miles) and Oxford (32 miles) are the principal cultural and commercial centres in the area with excellent shopping facilities, cinemas and theatres.

Accommodation

Semi glazed and panelled front door with glazed side panel to

Staircase Hall

Parquet floor. Airing cupboard with foam lagged copper hot water cylinder. Cupboard containing the Mistral oil fired central heating boiler.

Sitting Room

Corner fireplace with a Cotswold Stone surround and timber mantlepiece with a raised hearth and Clear View woodburning stove.

A pair of double glazed doors to

Conservatory

Tiled floor and a pair of double glazed doors leading to the Garden Terrace.

From the sitting room, glazed panelled door to

Dining Room

Separate glazed panel door to the Hall.

Kitchen

Comprising one and a half bowl stainless steel sink unit with single drainer and mixer tap set within a wide surround with a range of drawers and cupboards below. Space and plumbing for automatic washing machine, space for below work surface refrigerator. Stoves cooker with two ovens, grill and four electric rings with extractor hood above. Range of eyelevel cupboards, tiled floor, glazed and panelled door to the side of the property.

Bedroom 1

Bedroom 2
Door to

Shower Room
Comprising shower cubicle and wash hand basin set within a wide surround.

Bathroom
Matching suite comprising panelled bath with chrome mixer tap, pedestal wash hand basin, low-level w.c, part tiled walls, shaver point.

From the Hall stairs lead to the

1st Floor
Landing

Bedroom 3
Built-in wardrobe cupboard. Casement window with a lovely view across the garden and fields beyond.

Bedroom 4
Door to walk in dressing room plus door to eaves storage.

Shower Room
Comprising shower cubicle fitted with a Triton T80 electric shower, bidet, pedestal wash hand basin with mixer tap, low level w.c, shaver point.

From the landing door to

Study / Hobbies Room
Between eaves and with a Velux window overlooking the rear garden. Door to eaves storage space.

Outside
Westbrook is approached via a pair of five bar timber gates and a gravelled drive/ parking area and leading to a

Detached double garage
Currently subdivided and approached by two up and over doors with power and light. A set of external timber steps at the rear of the building lead to the first floor.

Workshop / Home Office
With a casement window and two Velux windows. Eaves storage.

Garden
Adjacent to the garage, steps lead to the rear garden, which may also be approached from either side of the property or alternatively from the conservatory. The gardens are a particular feature of Westbrook and are planted with a wide variety of specimen trees, shrubs and herbaceous borders and over the years have been allowed to mature.

The garden close to the house is dissected by two streams providing a natural water supply and are an appealing aspect of the property.

In total Westbrook extends to approximately two thirds of an acre and backs on to adjoining fields. The rear part of the garden was purchased separately to provide protection and is mainly laid to pasture and surrounded by mature hedging and post and rail fencing. It is deemed to be agricultural land and if it is to be used as formal garden, it will require a change of planning use to residential.

Planning
Westbrook is situated in the Oddington Conservation Area and the Cotswolds National Landscape. Cotswold District Council have a replacement dwelling policy and subject to the necessary planning consents, it is considered that Westbrook lends itself to modernisation or demolition and replacement.

Services
Mains Electricity, Water, and Drainage are connected. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

Local Authority
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

Council Tax
Band E. Rates payable for 2026/2027 £2,810.42.

Tenure
Freehold.

Directions
Take the A436 (Park Street) heading out of Stow-on-the-Wold towards Chipping Norton. After the turning to Bledington, take the next right turn signed to Upper Oddington. Immediately turn right into Back Lane and Westbrook will be seen on the right hand side towards the end of the lane.

What3Words
///middle.megawatt.toast

IMPORTANT NOTICE
Westbrook is in need of modernisation and as such potential purchasers are asked to take extreme care particularly in regards to the staircase to the room above the garage and also regarding the uneven ground outside.

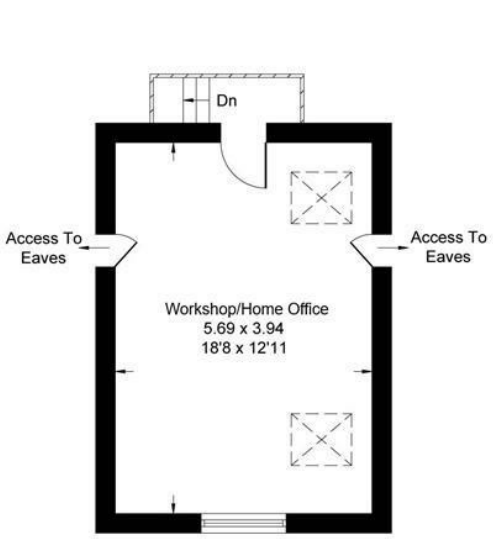




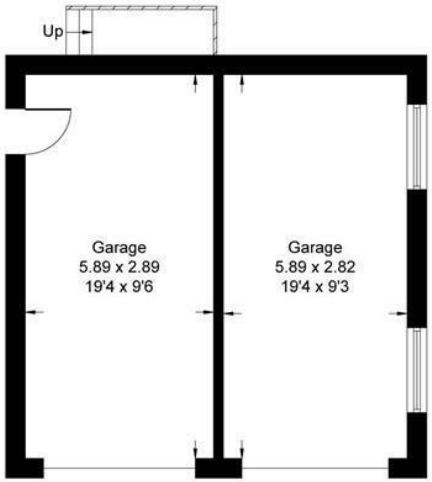


Floorplan

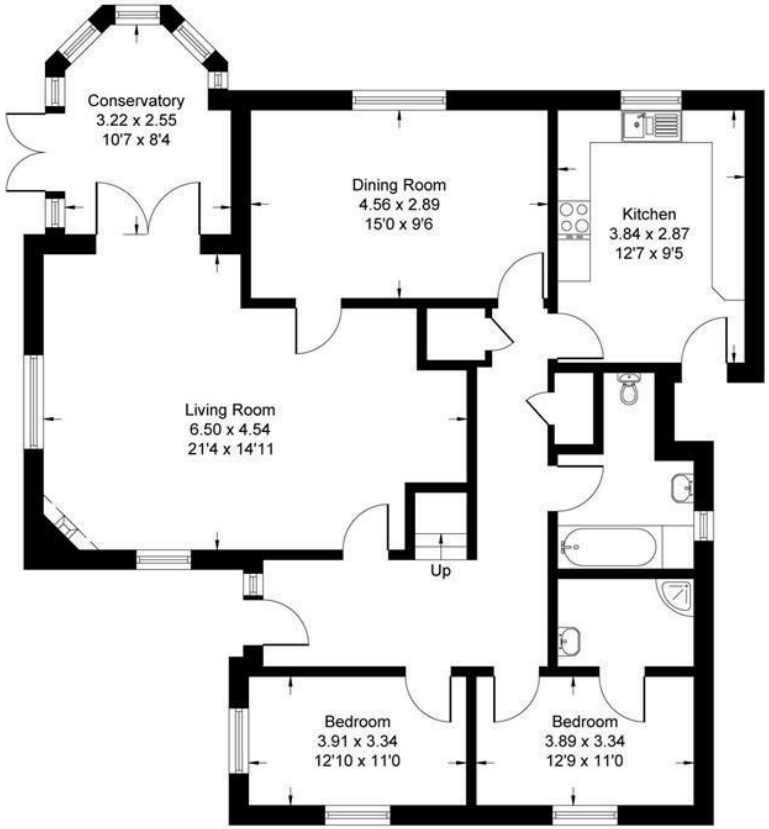
Approximate Gross Internal Area = 152.47 sq m / 1641 sq ft
Garage = 56.93 sq m / 613 sq ft
Total = 209.40 sq m / 2254 sq ft



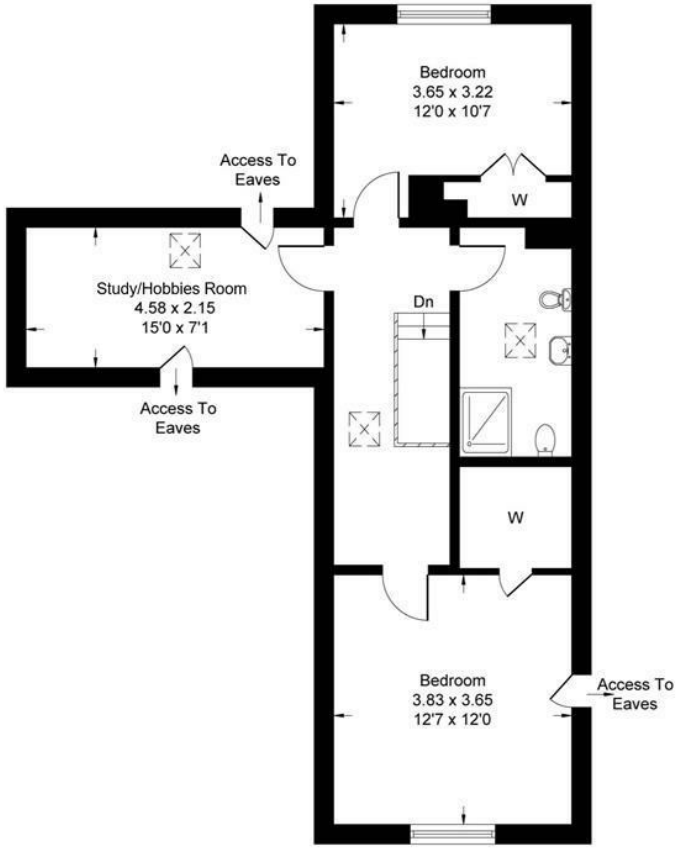
Garage First Floor



Garage Ground Floor



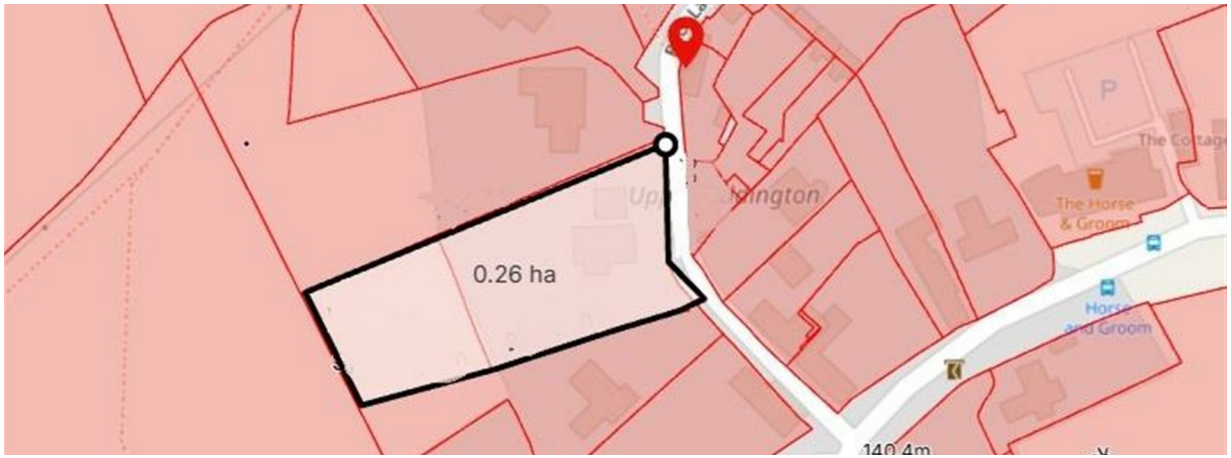
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.