



The Forge, Oddington

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# A beautiful Character Cotswold stone detached cottage.

Oddington is a highly sought-after Cotswold village with traditional stone houses scattered along country lanes. It has two excellent pubs, The Fox and The Horse and Groom, and an active village hall offering a range of activities and classes. The nearby towns of Stow-on-the-Wold, Chipping Norton and Burford provide day-to-day facilities, including supermarkets, a selection of shops and popular pubs and restaurants. There is good access to a number of regional centres, including Cheltenham, Oxford and Stratford-on-Avon, which offer more extensive facilities. Daylesford Organic Farm Shop lies within walking distance, and the renowned Soho Farmhouse is 14 miles away. There is an excellent range of state and private schools in the area, including Kitebrook, Kingham Hill, The Cotswold School, Burford School, Cheltenham schools, and the renowned Oxford schools, including The Dragon and Summerfields. Sports facilities include racing at Cheltenham and Worcester, rugby at Gloucester and golf at Lyneham, Burford and Chipping Norton.

## Distances

Kingham Station 3.9 miles (trains to London Paddington from 80 minutes),  
Stow-on-the-Wold 2.3 miles, Cheltenham 19.8 miles, Oxford 31.2 miles.

(All times distances are approximate)



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## The Property

The Forge is a picturesque Cotswold stone detached cottage in the highly desirable village of Upper Oddington. The cottage has been updated by the current interior designer owner to a high standard and beautiful finish to provide the quintessential Cotswold stone cottage with a wealth of period features. Approached through a covered porchway, the inner hall leads through to the large open-plan kitchen/dining/sitting room. To one end is the fully fitted bespoke kitchen with a range of wall and base units and Belfast sink with integrated gas hob, extractor fan, oven, fridge and dishwasher. On the other end, you will find a cosy sitting area with a Clearview wood-burning stove surrounded by a Cotswold stone fireplace. Beyond the sitting room is a handy utility room with a freezer and washing machine as well as a shower room, wash basin and separate cloakroom. An exposed Cotswold stone wall offers a striking character feature. Upstairs, the principal bedroom has fitted wardrobes with plenty of space for a large double bed. Bedroom two is an ideal twin bedroom. The family bathroom has a roll-top bath with a handheld shower, WC, and Pedestal wash hand basin.

## Outside

The Forge is approached through a wooden double five-bar gate with off-road parking. The gardens sit to the front of the property and are partly laid to the lawn with raised mature Cotswold stone flower borders and trees. To one corner of the garden is a lovely seating area offering an ideal spot for al fresco entertaining.

## Services

Mains water, drainage, and electricity are connected. LPG gas central heating and hot water is provided by a gas Combi boiler.

## Tenure

Freehold

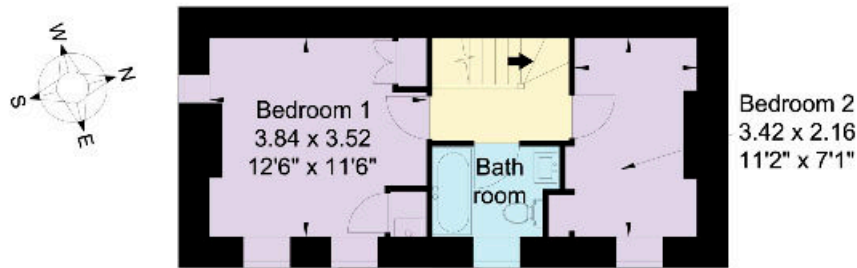
## Local authority

Cotswold district council, tax band unknown

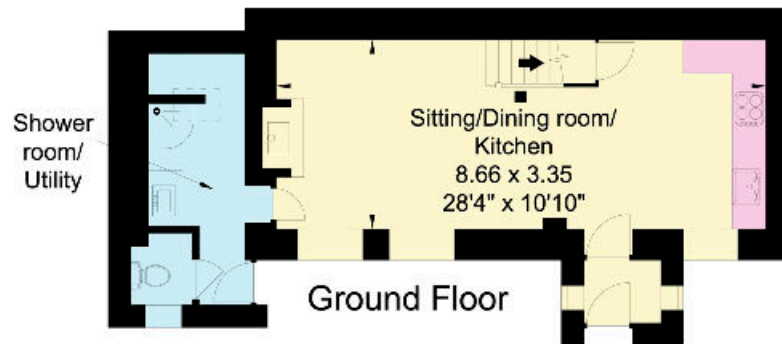
**Guide price £615,000**







First Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:  
72 sq m (775 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

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