



BROOK HOUSE, UPPER ODDINGTON



AN EXCEPTIONAL OPPORTUNITY TO CREATE A STRIKING HOME

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. (Distances and time approximate)



5



5



1



A

Local Authority: Cotswold District Council

Council Tax band: Unknown

Tenure: Freehold



THE PROPERTY

Brook House is located in an elevated position in the heart of Upper Oddington. The current site provides an excellent foundation to complete a striking, architect-designed property tailored to individual tastes. Once finished, the home will offer light-filled living spaces with countryside views and high-quality modern design throughout. The house is designed as two distinct wings connected by a striking full-height glazed corridor. Combining Cotswold stone and brick in a subtly contemporary style, the architecture blends traditional materials with modern design. Arranged across three floors, the accommodation offers exceptional versatility. The ground floor features a spacious open-plan living area with kitchen, dining, and sitting zones, all enjoying a southerly aspect over the garden. The space includes a dramatic double-height dining area, cloakroom/bathroom, and a flexible fifth bedroom with ensuite—ideal as a guest suite, gym, study, or playroom. Upstairs, three generous bedroom suites and a mezzanine study area overlook the space below. The second floor is dedicated to the principal suite, featuring vaulted ceilings and an elegant en suite bathroom. Externally, the property will provide a private courtyard and parking to the front, with landscaped gardens to the rear.

PLEASE NOTE - Front CGI provided by architect DMD Group and internals by NOTO





Approximate Floor Area = 277.5 sq m / 2987 sq ft (Excluding Void)



Garden Level



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Leigh Glazebrook

01451 600613

leigh.glazebrook@knightfrank.com

Stow-on-the-Wold

Brett House, Park Street

GL54 1AG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

