



6 Home Close, Lower Oddington, Moreton-in-Marsh, Gloucestershire, GL56 0UZ

Guide Price £450,000, Freehold

Property Description

Positioned midway between Upper and Lower Oddington and offering excellent accommodation for young families looking for a country village retreat, this deceptively spacious semi-detached, two-storey, three bedroom house is one of only a few of the more affordable properties in this exclusive North Cotswold village and is recommended for internal inspection.

The property has a spacious enclosed lawned garden to the rear screened with mature trees and separate enclosed garden to the front beyond which there is an attractive aspect towards mature trees and fields.

Internally the property is warmed by a homely real fireplace in the living room and oil-fired central heating from a combination boiler and insulated with UPVC double glazed windows and doors.

There is a through living room, separate dining room and a galley-style fitted kitchen to the rear. The former garage has been converted in to a playroom and a ground floor cloakroom. There are three bedrooms and a separate bathroom and wash room on the first floor.

The property is perfectly located for walks in the surrounding countryside and is only a short distance from recreational areas such as Stow Rugby Club. Local hostelrys include The Horse and Groom in Upper Oddington, The Fox in Lower Oddington and The Kings Head in the neighbouring village of Bledington. Oddington is midway between the market towns of Stow-on-the-Wold, Chipping Norton and Moreton-in-Marsh and at Kingham there is a railway station with links to Oxford and London Paddington.

Accommodation comprises:

Open Entrance Hall

With easy staircase rising to first floor.

Through Living Room

(17' 4" x 10' 11") or (5.28m x 3.32m)

Through room with windows to both front and rear. Stone fireplace with grate for real fire, built-in shelves to one recess of chimney breast and double radiator.

Front Dining Room

(9' 0" x 10' 11") or (2.74m x 3.34m)

With oak laminate flooring, single radiator. Attractive outlook over front garden and treescape.

Rear Kitchen

(13' 10" x 7' 0") or (4.21m x 2.13m)

With matching oak laminate flooring to dining room and parquet-style laminate work tops fitted to two sides, inset 1 1/2 asterite sink unit with single drainer and mixer tap. Attractive outlook over rear garden. Double radiator. Housing for fridge freezer. Six base cupboards, integrated dishwasher, five matching wall-mounted cupboards. Illuminated cooker hood over Zanussi induction hob and built-in electric circatherm oven below. Built-in understairs storage cupboard with housing for freezer.

Playroom/Snug

(14' 6" x 8' 7") or (4.41m x 2.61m)

Oak laminate flooring, double radiator. Six inset spotlights to the ceiling, glazed UPVC double doors leading to rear garden.

Cloakroom

With low flush suite in white, wall-mounted Thermocon oil-fired combination boiler for central heating and instantaneous hot water.

First Floor Landing Area

Rear window with outlook over rear garden, single radiator. All internal latch and brace timber doors. Access to loft space.

Front Bedroom 1

(11' 1" x 11' 5") or (3.38m x 3.47m)

Outlook over front garden, fields and treescape, built-in overstairs wardrobe, separate built-in single wardrobe.

Separate Bathroom

With two piece suite in white, wash hand basin set on to double cabinet, enamel steel bath and wall-mounted Triton electric shower with timber-style ceramic tiling.

Separate Wash Room

With two piece suite in white, low flush w.c., wash hand basin set on to single cabinet, single radiator.

Rear Bedroom 2

(8' 4" x 8' 5") or (2.55m x 2.56m)

Rear and gable windows, single radiator.

Front Bedroom 3

(11' 0" x 8' 4") or (3.36m x 2.53m)

Single radiator, built-in overstairs wardrobe, open outlook. Built-in airing cupboard with foam lagged cylinder and immersion heater. Gable window with outlook towards the centre of the village.

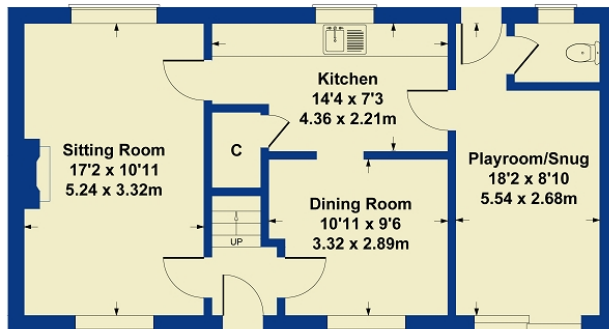
N.B

Due to the property being in an area of outstanding natural beauty there is a restriction on the sale for the first eight weeks of marketing should go to those who have worked or lived in the area for the last three years. Clarification of this can be sourced from the housing department of Cotswold District Council in Cirencester.

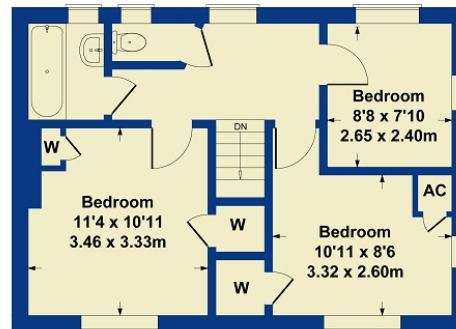


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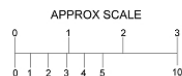
Approximate Gross Internal Area
1076 sq ft - 100 sq m



GROUND FLOOR



FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Directions

From our Moreton-in-Marsh office, turn left and continue south along the A429 for 5 miles to Stow-on-the-Wold. Continue through two sets of traffic lights and at the third set turn left in to Sheep Street, continuing out of the town for approximately 1 1/2 miles. Ignore the first turning on the right to Upper Oddington and turn right at the next turning (after Stow Rugby Club) towards Lower Oddington and in to Home Close. This property is then 100 yards along on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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ESTATE AGENTS

Barklays House, High Street, Moreton in Marsh, GL56 0AX
Tel: 01608 652345

Email: sales@holmansestateagents.co.uk
www.holmansestateagents.co.uk

121 Park Lane, Mayfair, London W1K 7AG
Tel: 02074 098391