



BRAMLEY HOUSE

*Upper Oddington, Gloucestershire*





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*An uplifting village home, full of natural light,  
in one of the Cotswolds' most sort after villages.*





Bramley House offers around 1,915 sq ft of well-balanced accommodation arranged over two floors, thoughtfully designed for modern living while, enjoying the warmth and charm of this much-loved Cotswold village. Every room feels bright, calm and welcoming — a reflection of the home's peaceful setting in Upper Oddington.





At the heart of the house is a great family kitchen and dining room, refitted with a range of units, granite worktops and Neff appliances. The good-sized kitchen table, providing space for children to do their homework, can be transformed for cosy candlelight dinners when they are tucked up in bed. A practical utility room and a pantry, with separate outside access, are just off the kitchen. This provides an ideal space for boots and drying off muddy dogs after a long hike.

To the rear, the sitting room is a serene space with garden views and French doors opening out to the terrace — ideal for that indoors outdoors feel sipping a G & T on long summer evenings. Meanwhile the feature open fireplace provides for a cosy focal point in winter.

The snug and a separate study add versatility to the ground floor for home working or as a hobbies room. There is an impressive downstairs double bedroom with an en-suite shower, ideal as a guest suite or multi-generational living.



## HEARTWARMING COSY FAMILY LIVING







## AND SO TO BED

On mounting the stairs after an active day, the principal bedroom provides a place of tranquillity with its own en-suite bathroom, dressing room and views over the garden and surrounding Cotswold countryside. The current owner describes this bedroom as the perfect place to unwind and read a book. Three further bedrooms offer generous accommodation, served by a modern family bathroom.







## FOR THE GREEN FINGERED

Bramley House is approached via a private driveway with ample parking set, unsurprisingly, beneath a mature Bramley apple tree – a great source of fruit on its own, or to go with blackberries foraged on an autumnal walk in the surrounding countryside. Meanwhile the west-facing garden to the rear of the house is one of its loveliest features: established, private and thoughtfully planted, with lawn and stone walling. This haven is ideal for entertaining by the barbeque on long summer evenings, for green-fingered pottering, or simply enjoying the peace and quiet.







## EASY ACCESS BUT VERY SECLUDED

Upper Oddington is one of the Cotswolds' most desirable villages — a place known for its timeless character, traditional stone houses and strong sense of community. The current owner speaks fondly of living here on four separate occasions in her life, drawn back each time by the village's welcoming, safe and neighbourly atmosphere.

The village is home to two excellent pubs, The Fox and The Horse & Groom, while the historic 11th-century Church of St. Nicholas at the end of Church Lane hosts candlelit services. For walking, the nearby Oddington Ashes offers a beautiful circular route through rolling countryside with Daylesford Organic just a stroll or a short drive away.

Upper Oddington is close to Stow-on-the-Wold, Chipping Norton and Burford offering everyday amenities, supermarkets, cafés and independent boutiques. For further leisure pursuits, Cheltenham, Oxford and Stratford-upon-Avon are all within easy reach.

For commuters, Kingham Station (approx. 4 miles away) provides direct trains to London Paddington from around 76 minutes.







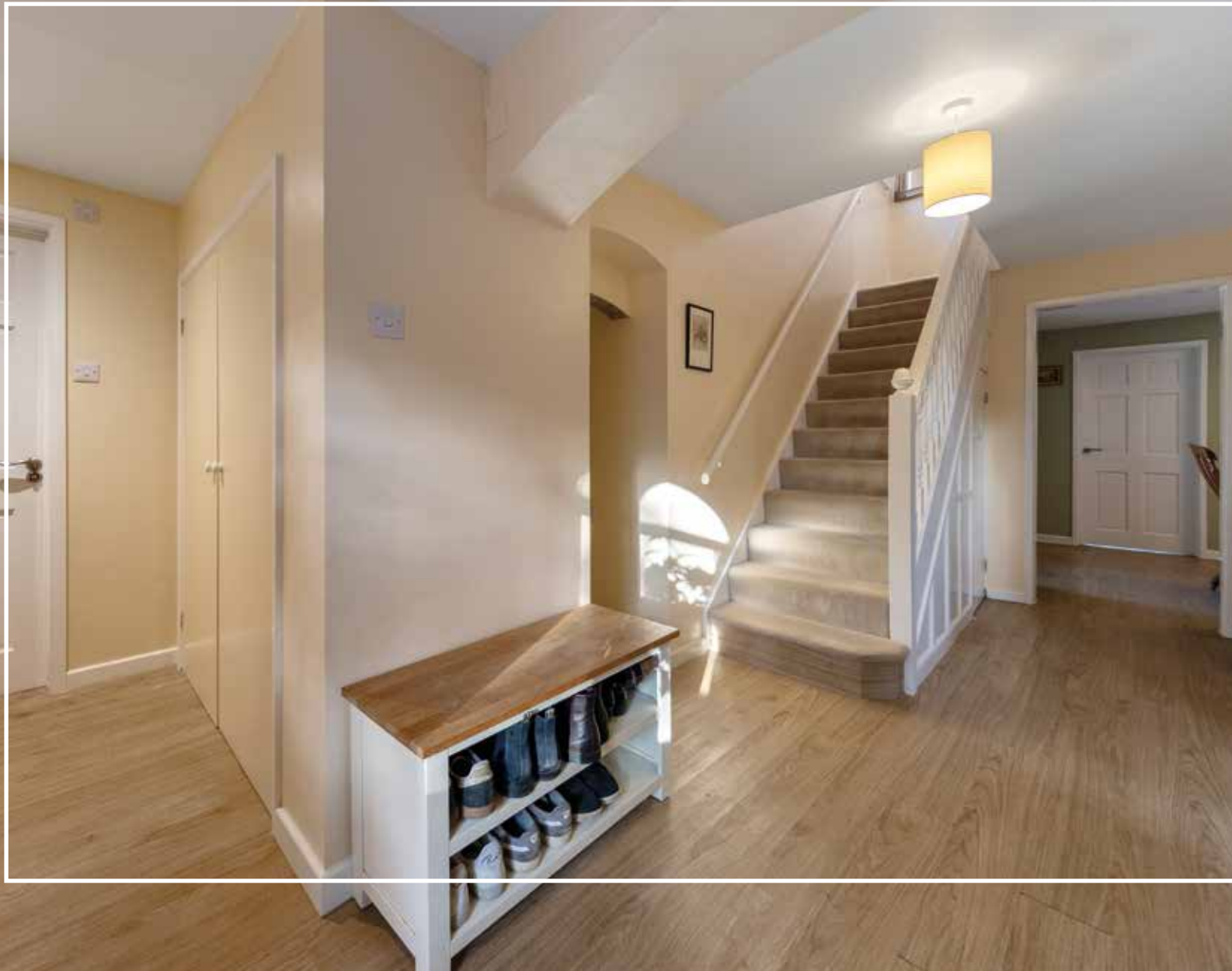
## ALL ESSENTIAL SCHOOLS & LIFESTYLE

The area is renowned for its excellent schooling, including Kitebrook, Kingham, The Cotswold School, Burford School, the Cheltenham colleges and leading Oxford schools such as The Dragon and Summer Fields.

Local sporting and leisure opportunities include racing at Cheltenham, rugby at Gloucester and golf at Lyneham, Burford and Chipping Norton. A network of footpaths and bridleways offers endless ways to explore the surrounding breathtaking countryside.







## WHERE TO GO WHEN YOU NEED...



**Weekly Shop:** Stow-on-the-Wold offers a Tesco Superstore for weekly shopping. Nearby Moreton-in-Marsh provides a Co-op and an Aldi. For a wider premium selection, Daylesford Organic Farmshop is just minutes away, while Cheltenham offers Waitrose, M&S Foodhall, Sainsbury's, and a Tesco Superstore.



**Dinner/Drinks:** Wander to The Fox in Oddington or The Horse & Groom at Upper Oddington, both renowned Cotswold pubs. In Stow-on-the-Wold you'll find The Old Butchers, The Old Stocks Inn, and a host of cosy inns and restaurants. For fine dining, The Wild Rabbit in Kingham and The Feathered Nest at Nether Westcote are close by, while Cheltenham offers everything from Prithvi to No. 131 and a vibrant bar scene.



**Gym/Fitness:** Stow-on-the-Wold has several local fitness studios and personal trainers, while Moreton-in-Marsh offers a leisure centre with classes. For a fuller range of gyms, swimming pools, yoga studios, and boutique fitness, Cheltenham provides an excellent selection. Daylesford also offers wellness classes, pilates, and holistic treatments.



**Milk:** For daily essentials, head into Stow-on-the-Wold (about 2 miles) where you'll find convenience stores, village shops and a late-opening Co-op.



**Golf:** Nearby options include Lyneham Golf Club and Naunton Downs Golf Club, both surrounded by scenic countryside. Wychwood Golf Club in Chipping Norton and Broadway Golf Club also offer superb courses with sweeping views.



**Walks:** From Oddington you can step straight out onto classic Cotswold footpaths, including beautiful trails across fields, through woodland and towards Stow, Adlestrop, or Bledington. Longer scenic routes include the Cotswold Way, Dover's Hill and Batsford Arboretum - all within easy reach.



**Schools:** The area is well-served by highly regarded state and independent options. Local schools include Bledington Primary School and Stow-on-the-Wold Primary School. For secondary, Chipping Campden School and The Cotswold School in Bourton-on-the-Water are both very popular. Independent schools nearby include King's School Gloucester, Kingham Hill, Cheltenham College, Cheltenham Ladies' College, and Dean Close.



THE FINER DETAILS

Tenure:

Freehold

Services:

Mains electricity, mains water,  
mains drainage, oil fired central heating

Local Authority:

Cotswold District Council

Council Tax:

Band G

EPC Rating:

E (Potential D)

Broadband:

Superfast broadband available in the village



Ground Floor



First Floor

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