

Rose Walk Cottages

UPPER ODDINGTON • GLOUCESTERSHIRE



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A unique opportunity to acquire four beautifully presented Cotswold holiday cottages set in the heart of this popular village

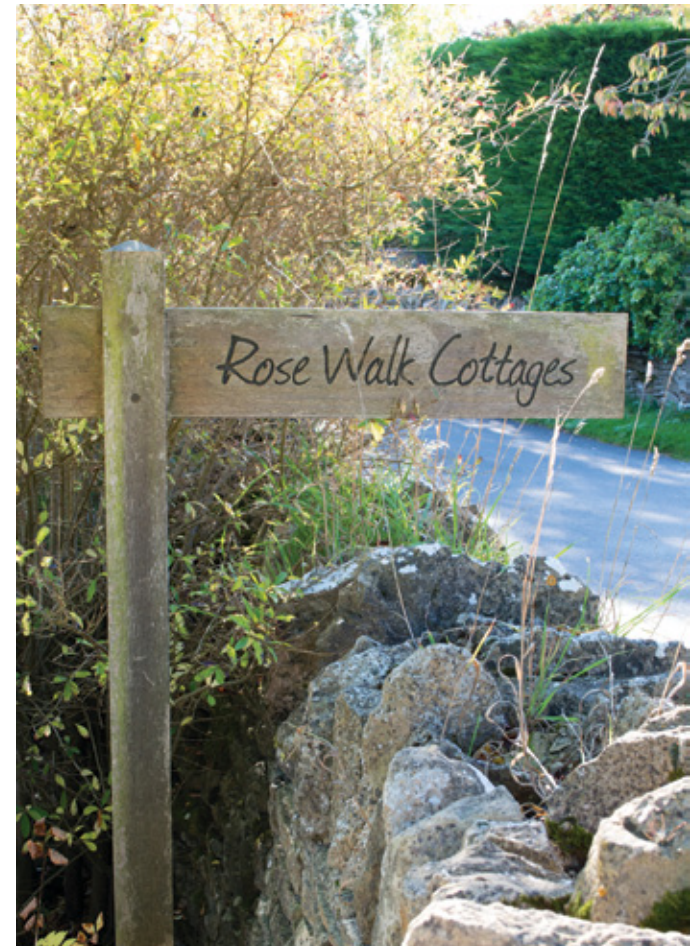
Stow on the Wold 2.5 miles, Cheltenham 23 miles, Oxford 26.5 miles
Kingham (BR Station) 4 miles, Moreton in Marsh 5 miles.
All distances and time approximate.

Summary

- Three one bedroom cottages
 - A two bedroom cottage
- Outbuilding with residential planning permission
- Planning permission for utility porches on cottages 3 & 4.
 - Lawned gardens and terraces
- Off road parking for all the cottages



Butler Sherborn
The Cotswolds Property Specialists



Description

These quintessential Cotswold cottages have been run as successful and popular holiday lets for the current owners with many holiday makers returning year after year and are currently available through www.manorcottages.co.uk.

Constructed of Cotswold stone under a stone tile roof they form a terrace in an idyllic location in this very sought-after North Cotswold village, occupying a plot which totals about 0.23 acres including a garden, individual terraces and off road parking.

Cottages 1, 3 and 4 all have one bedroom with an Aga in the kitchen, fireplaces with wood burners and modern contemporary bath or shower rooms. Cottage 2 has a kitchen with an Aga, a sitting room with a fireplace housing a wood burner and two generous double bedrooms with adjoining shower or bathrooms. Each cottage shares a lawned garden with individual south facing terraces, which are ideal for sitting out whilst on holiday.

The washroom, which whilst useful just as it is for storage and washing, also now has valuable planning permission as an additional one bedroom holiday let.

Planning Permissions

Cottages numbers 3 and 4 have planning permission to each have a porch over their front doors, which can be used as a utility. Cotswold District Council reference 15/01230/FUL

Outbuilding has full planning permission through Cotswold District Council to become a one bedroom property. Planning reference 15/01347/FUL.

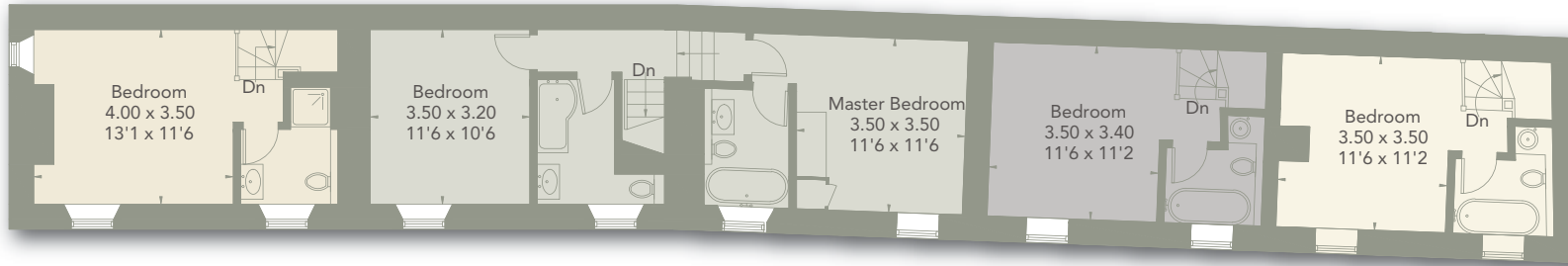


Cottage 1



Cottage 1

Approximate Gross Internal Area
 Cottage 1 = 42.6 sq m / 459 sq ft
 Cottage 2 = 83.6 sq m / 901 sq ft
 Cottage 3 = 38.0 sq m / 409 sq ft
 Cottage 4 = 38.0 sq m / 409 sq ft
 Outbuilding = 34.5 sq m / 371 sq ft
 Total = 236.7 sq m / 2549 sq ft

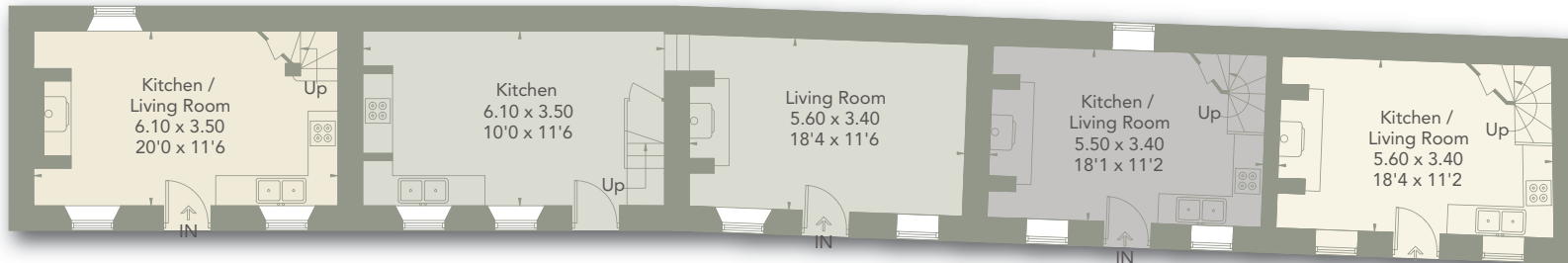


Cottage 1 First Floor

Cottage 2 First Floor

Cottage 3 First Floor

Cottage 4 First Floor

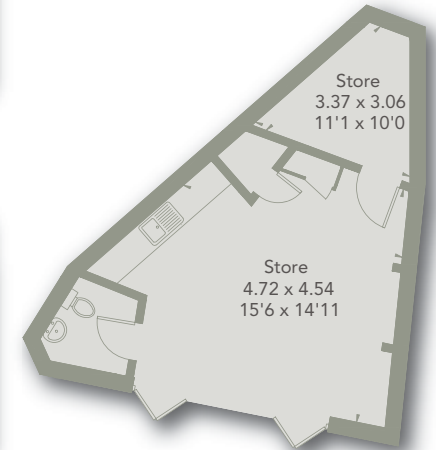


Cottage 1 Ground Floor

Cottage 2 Ground Floor

Cottage 3 Ground Floor

Cottage 4 Ground Floor



Outbuilding

(Not Shown In Actual Location / Orientation)



Cottage 2



Cottage 2



Cottage 2



Cottage 2

Situation & Amenities

Upper Oddington is an extremely sought after Cotswold village, being in a Conservation Area and Area of Outstanding Natural Beauty and comprises mainly traditional stone houses scattered along country lanes. Situated at the end of Church Lane is the historic 11th Century Church of St. Nicholas, which holds candlelit services. There are two excellent public houses within the Oddingtons, The Fox and The Horse and Groom. The expanding and very popular Daylesford Farm shop, spa and cookery school are within walking distance.

The towns of Stow-on-the-Wold, Burford and Cheltenham are 2.5, 8 and 23 miles distance respectively provide shopping, banking, restaurants and social activities. Trains run from Kingham station (4 miles distance) to London Paddington (90 minutes).

Theatres at Oxford, Cheltenham and Stratford-upon-Avon. Racing at Cheltenham, Warwick and Stratford-upon-Avon. Golf at Burford, Lyneham and Naunton Downs. There are excellent educational facilities in the area.



Cottages 3 and 4



Cottage 3



Cottage 3



Cottage 4



Cottage 4



Cottage 4

Services

Mains water, electricity and drainage. Electric fired central heating and Agas (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required.)

Fixtures and Fittings

Only those items mentioned in these particulars are included in the sale. Furniture and furnishings are available by separate negotiation.

Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX. Tel 01285 623000.

Viewings

Please telephone Butler Sherborn, Stow-on-the-Wold office, 01451 830731 or The London Office 0207 839 0888.

Directions (GL56 0XL)

From Stow on-the-Wold take the A438 towards Chipping Norton and after approximately a mile take the first right hand turn sign posted to Kingham and Bledington, go down the hill, then take the left turn signed posted to Upper Oddington. Continue into the village and take the left turn into Back Lane (before the red telephone box and the pub), then take the right turn into the gravelled drive, which is set in the Cotswold stone wall.

Manor Cottages

Manor Cottages a luxury holiday letting firm, based in Burford have provided rough figures for the letting of the cottages they have offered for just under 3 years.

Cottage	High Season	Low Season
1	£600	£420
2	£830	£630
3	£600	£420
4	£600	£420
5 (once converted)	£500	£400

Chris' comments:

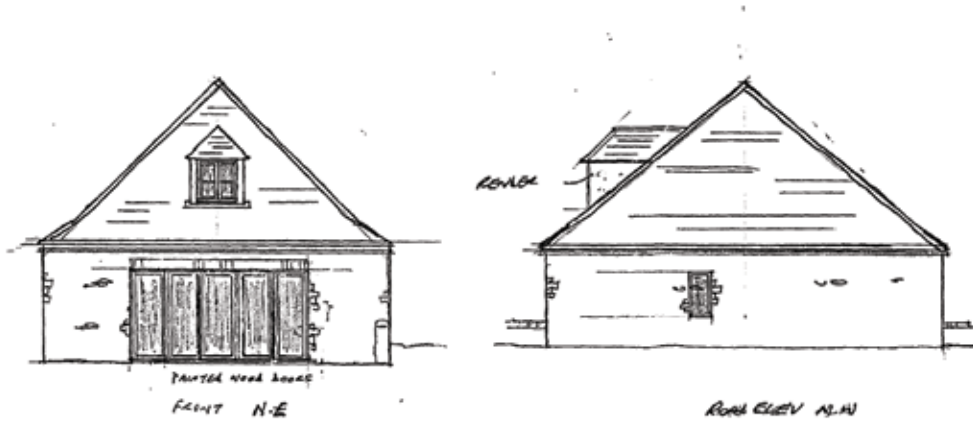
The cottages are absolutely chocolate box in every sense – location, style and size, the very essence of a Cotswolds' rural retreat. They are, in my opinion, a great way of deriving an additional income. Proximity to a good pub and a popular market town such as Stow on the Wold, make them popular with city/urban dwellers looking for a weekend away, whilst equally they appeal to the more discerning customer looking for an off-peak break.

This is short break heaven! Careful consideration must be given to the price however, as these cottages are within one of the most competitive sectors – the one bedroom market and therefore it is crucial to get the mix of presentation and price correct. Assuming this is done, the potential for year round income is clear.

One additional consideration is to put the properties 'together' in so much as groups could use all three or four together – this would have the benefit of elevating the cottages into a less competitive market i.e. cottages sleeping 8 (or 10 with the conversion) where the level of competition is less intense but the level of occupancy is still consistent.

Sleeping 10	Low	High
Per week	£1500	£2300
Per weekend	£1100	£1725

Chris can be contacted on 01993 824252.



Disclaimer

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of Butler Sherborn have any authority to make any representation of warranty whatsoever in relation to this property. Bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Details prepared and some photographs taken October 2015. Most interior images were supplied by Manor Cottages.

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