

KE[™]
KINGSLEY
EVANS

OAKDENE HOUSE
Whittington, Cheltenham, GL54 4HB

OAKDENE HOUSE

WHITTINGTON, CHELTENHAM, GL54 4HB

A beautifully finished Cotswold stone home of great quality and proportions nestled within a charming plot with open countryside views and just a short drive of Cheltenham's town centre.

- Reception hall
- Games Room
- Drawing Room
- Snug/Dining Room
- Kitchen/Dining Room
- Boot Room
- Utility
- Cloakroom
- Four Bedrooms with En Suites
- Study
- Private Plot
- Gated Off Road Parking

DESCRIPTION

Oakdene House is a beautiful Cotswold stone home forming a quintessential street scene within the pretty village of Whittington. Built in more recent years, the classic mellow stone façade is in keeping with its period counterparts yet it offers the bespoke comforts one would expect from a newer build. The property has been cleverly set into its plot in an elevated position, that faces south west, to take full advantage of the village views to the front and the open landscape to the rear. By using sympathetic materials and finishing with fine details, such as stone mullion windows, cut stone floors and Cotswold stone fireplaces, it offers a more contemporary style with an energy efficient approach and a real sense of light and openness.

With the internals extending to over 3350 Sq Ft, the property is on a wonderful scale and the current owners have significantly enhanced areas of the house. The reception hall introduces the principal reception rooms, with the games room and drawing room arranged to one side, both with views over, and access to, the terrace and gardens. These wonderful living spaces are of good proportions; the drawing room is more formal in style with a feature fireplace whilst the sitting room is currently used as a games room. Although separate, a charming snug connects to the superb kitchen/dining room. As with any of the best family homes, this is the heart of the house, designed to be open plan, it is fitted with a range of bespoke kitchen units, a contrasting



island unit, integrated appliances and an Aga. Bi fold doors open to outside, creating a wonderful space for entertaining and a further door opens to a utility room. In addition, a very useful and spacious boot room with fitted cabinetry offers rear access, this is ideal for a secondary entrance for shopping and pets. A cloakroom off the inner hall completes the accommodation on this floor.

The four bedrooms are arranged on the first floor, all beautifully designed each with their own en suite facility and built in wardrobes. The principal bedroom is a wonderful space, the luxury en suite bathroom has a freestanding bath and separate shower. There is also a study on this floor to complement the bedroom space.

OUTSIDE

Oakdene House is approached via a quiet lane in the heart of the village backing on to open countryside with easy access to some lovely wooded walks. Electric gates open to off road parking for a number of cars with steps up to a lovely raised patio ideal for a table and chairs to take in the view adjacent to an area of mature garden to the front. Private and well established, the landscaped rear garden is a lovely outside space that borders an open countryside aspect, the current owners have created a wonderful outside dining/kitchen area under a canopy with a stone fire and built in hot tub.

SITUATION

Whittington is a quintessential Cotswold village in an area of Outstanding Natural Beauty and home to a charming community. Whilst distinctively semi-rural, it is one of the few villages that is extremely accessible, having the A40 within half a mile of the property, providing good east/west access to London and the M5, whilst the nearby Fosseway gives excellent north/south access. Neighbouring villages include Andoversford which offers a primary school, public house and village shop, the town of Winchcombe and, less than twelve miles away, Bourton on the Water with its wider range of amenities as well as the popular Cotswold School. Yet it is Cheltenham that provides a cultural, large centre and is within an easy and comfortable drive, just 4.5 miles and has a wide range of excellent schools including The Cheltenham Ladies' College, Cheltenham College, Dean Close, St Edwards and Balcarras Secondary school, a nationally known state school in the nearby village of Charlton Kings. As well as superb educational facilities the town is well known for the many festivals that it holds as well as the cricket and National Hunt festivals. Walking and riding countryside in and Whittington is at its best, there are also several golf courses within close proximity including Shipton Golf Course. And Naunton Downs.



Oakdene House

Approximate Gross Internal Area = 311.5 sq m / 3353 sq ft

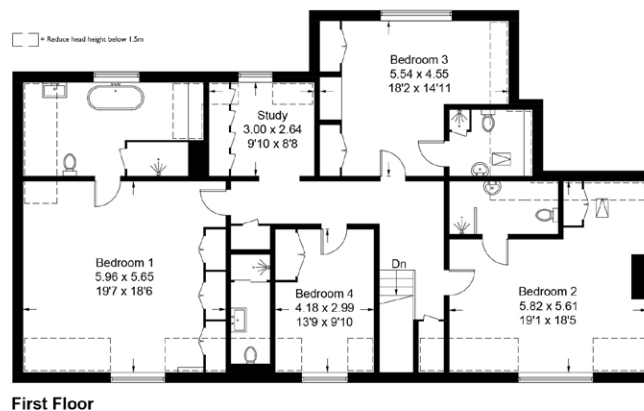
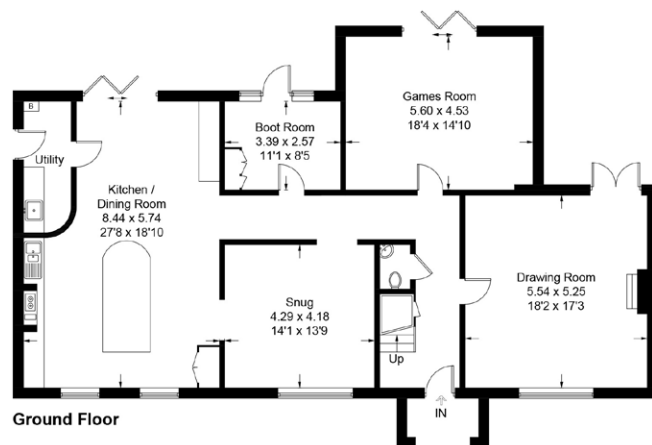


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1205941)

