

1, The Pitts, Sandford St Martin,
Oxfordshire



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& Parker

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A delightful period cottage with three bedrooms, splendid original details, stables and extensive grounds, in a peaceful and idyllic setting on the edge Sandford St. Martin.

This charming semi-detached period cottage offers a wealth of character features, including a thatched roof, original fireplaces and exposed stonework, set within extensive grounds incorporating stables and paddocks.

The ground floor features two comfortable reception rooms, with the main reception being the sitting room with its splendid overhead beams, exposed brickwork and imposing inglenook fireplace fitted with a log burner. There is also a useful private study, while at the rear, the open-plan kitchen and breakfast room provides further relaxed living space. It includes tiled flooring, wooden fitted units and an Aga, as well as space for a family dining table. Adjoining the kitchen, the tack room and utility room offer further useful storage and space for home appliances.

Upstairs there are three well-presented double bedrooms, including the generous principal bedroom at the front. One bedroom benefits from built-in storage, while the rear bedroom has a dual aspect and a skylight, welcoming plenty of natural light. The first floor landing also has access to a family bathroom.

Outside, the property provides extensive stabling and equestrian facilities, including a detached, timber-framed stable block with three stables and a tack room, a 60m x 19m outdoor arena and various paddocks for grazing/turnout. The gardens include areas of lawn and meadow to the front and rear, various mature trees and a wealth of shrubs and flowering perennials. Access is via a lane that leads to a hardstanding adjacent to the stables, and a parking area beside the house.

[Body copy paragraph header(s) if required]

1,756 sq ft (163 sq m)

2 reception rooms

3 bedrooms

1 bathroom

Stables, paddocks and parking

1.40 acres

Freehold

Edge of village

Guide price £875,000



Location

The property is located in a secluded rural setting on the edge of the village of Sandford St. Martin, some seven miles east of Chipping Norton and eight miles south of Banbury. The village is a quiet, rural community – a collection of period houses in sand-coloured stone, surrounded by beautiful countryside just outside The Cotswolds. There are some local amenities in the nearby village of Middle Barton, including pubs and restaurants and a local primary school. For further everyday amenities, Chipping Norton is close-at-hand, offering excellent shopping, a range of supermarkets, restaurants and cafes, and excellent leisure amenities. The area is well connected for transport, with the M40 just 10 miles away, and mainline rail services available at Heyford.

Postcode region: OX7

General

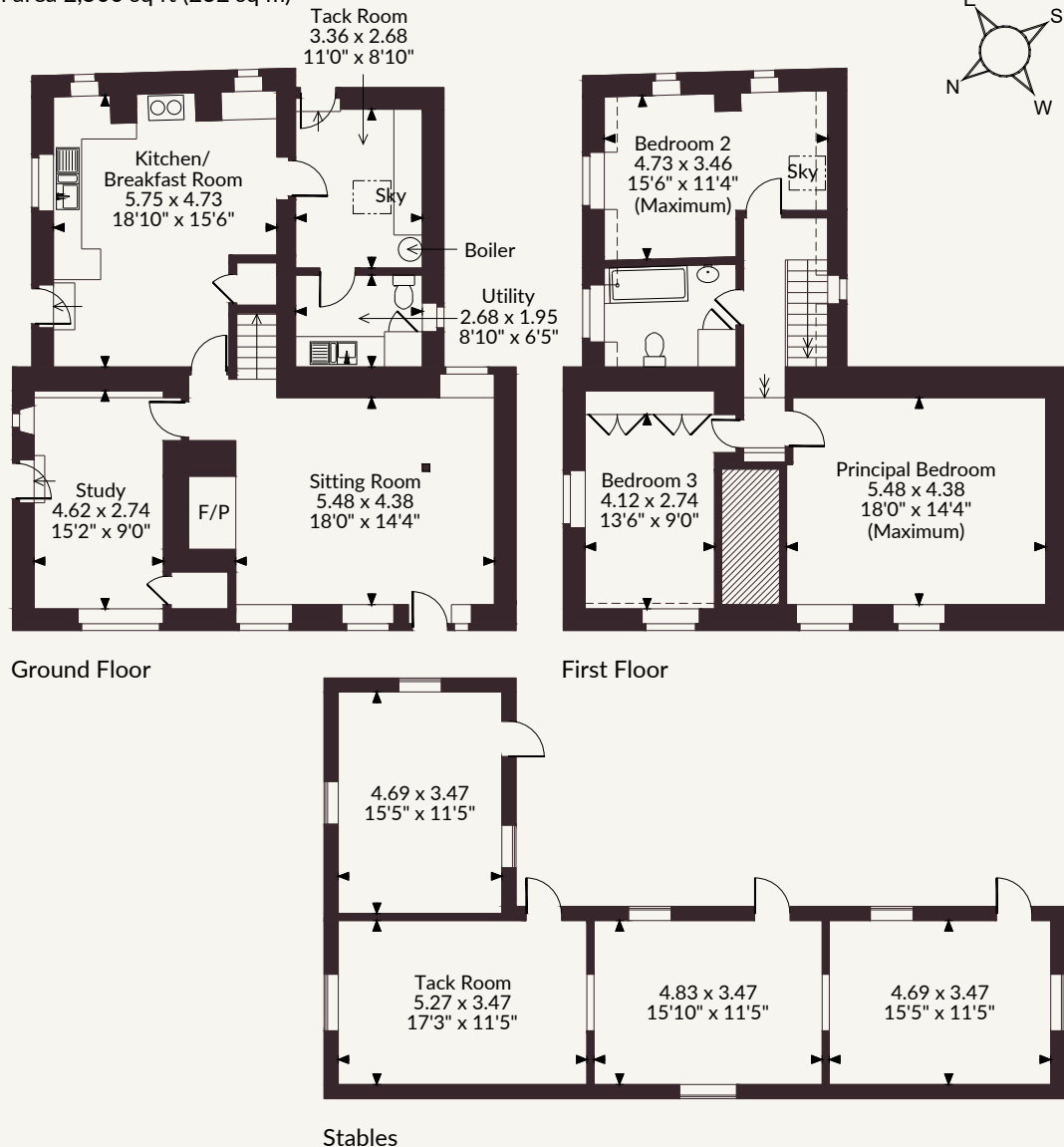
Local Authority: West Oxfordshire District Council
Services: Mains water, electricity. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought. . Air source heat pump and solar panels .
Council Tax: Band F
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1 and 2 The Pitts Ledwell Road, Sandford St. Martin

Main House internal area 1,756 sq ft (163 sq m)

Stables internal area 744 sq ft (69 sq m)

Total internal area 2,500 sq ft (232 sq m)



Ground Floor

First Floor

Stables

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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