



Dovecote Barn

Manor Road, Sandford St. Martin, Chipping Norton

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A well-presented semi-detached Grade II-listed character cottage in the heart of highly sought-after Sandford St Martin, with four bedrooms, parking and gardens.

Dovecote Barn dates back to the 17th century and was formerly a stable block and dairy, now converted to a spacious family home arranged in an L-shaped plan. The property has many character features, including the original nesting boxes which give the barn its name.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE & CARPORT



GARDEN



FREEHOLD



VILLAGE



2,412 SQ FT



**GUIDE PRICE
£1,250,000**



The property

The cottage enjoys a central position within the village, with easy access to the many footpaths and bridleways providing excellent access to the beautiful surrounding countryside. The house was converted to a residential home in 1995 and has been sympathetically updated and improved over the years to create a stylish and elegant home, incorporating the exposed beams and original stone windows with attractive décor that has a timeless appeal.

The layout is well planned for family life, comprising a versatile floor plan that affords a choice of reception rooms and bedrooms on both the ground and first floors. At the heart of the home is the 25ft sitting room, which features a wood-burning stove and ample space for entertaining. The kitchen is a good-size and includes a walk-in pantry and leads through to an east-facing conservatory which would make a fabulous breakfast room, capturing the morning light. In addition there is a ground floor WC, a boot room and a utility room with space for laundry machines.

The ground floor bedroom is accessed from the sitting room and has its own en suite shower room and private access from the garden, making it well suited to older children living at home or visiting guests. Upstairs there are three further bedrooms and a family bathroom with both bath and shower facilities.



Outside

The attractive Cotswold stone house is approached via a shared gravel driveway, leading to a gated parking area at the front and a covered car port with space for two cars, as well as an attached garage. To the front of the house is a generously sized paved terrace that's ideal for outdoor entertaining in the warmer months, bordered by beech trees creating natural privacy. Steps lead down from the terrace to a lawned area which is enclosed by drystone wall and bordered by a variety of shrubs. A second area of terrace is situated at a lower level and is wonderfully private, accessed from the ground floor bedroom.

Location

Sandford St Martin is a characterful village set within the unspoilt countryside of North Oxfordshire. Amenities can be found in Middle Barton (one mile) which has a Post Office within a village store and a number of food establishments.

Just 3.6 miles to the west lies Soho Farmhouse, an exclusive members' club set in 100 acres of stunning Oxfordshire countryside. This luxurious retreat offers a unique blend of rustic charm and modern amenities, including a spa, cinema, outdoor swimming pool, and a range of dining options

and complements the nearby Daylesford Organic Farm Shop, Estelle Manor and Restoration Hardware at Aynho Park.

The nearby market town of Chipping Norton offers a range of amenities, including supermarkets and schools. For more extensive retail, leisure, and cultural facilities, Banbury, Bicester, Oxford, Stratford-upon-Avon and Cheltenham are easily accessible.

The area boasts a wide range of schools, including primary schools in Great Tew and Middle Barton, and secondary schools in Chipping Norton and Bloxham. Independent preparatory schools include St John's Priory (Banbury), Kitebrook (Moreton-in-Marsh), Sibford School, as well as The Dragon School and Summer Fields in Oxford. Senior independent schools include Bloxham School, Tudor Hall (girl's school), Sibford School, Kingham Hill School, and in Oxford, St Edward's, Magdalen College, and Headington.

For leisure and sporting activities, residents can enjoy golf at Tadmarton Heath and Chipping Norton, horseracing at Cheltenham, with a theatre and boutique cinema in Chipping Norton as well as theatre venues in Stratford-upon-Avon and Oxford.



Distances

- Middle Barton 1 mile
- Charlbury 7.3 miles
- Chipping Norton 8.5 miles
- Banbury 10.3 miles
- Oxford 20.4 miles

Nearby Stations

- Heyford
- Banbury
- Oxford Parkway

Key Locations

- Soho Farmhouse
- Daylesford
- Estelle Manor
- Diddly Squat Farm Shop
- Blenheim Palace
- Bicester Village

Nearby Schools

- Middle Barton School
- Great Tew Primary
- Bloxham School
- St John's Priory
- Kitebrook
- The Dragon
- Summerfields
- St Edward's



Approximate Floor Area = 224.1 sq m / 2412 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 238.9 sq m / 2571 sq ft (Including Eaves / Excluding Void, Carport)



Ground Floor

First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #100869

Floorplans

Main House internal area 2,412 sq ft (224.1 sq m)
 For identification purposes only.

Directions

OX7 7AG

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General

Local Authority: West Oxfordshire District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains electricity and water. Mains drainage.
 Oil-fired central heating.

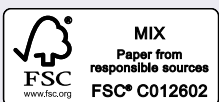
Council Tax: Band G

EPC Rating: D

Oxford

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