

THE GREAT BARN

SANDFORD ST. MARTIN, OXFORDSHIRE



Woodstock 7 miles, Charlbury (mainline station to London) 8 miles, Chipping Norton 8 miles, Banbury (mainline station to London Marylebone) 10 miles, Bicester (mainline station to London Marylebone) 10 miles, Oxford 14 miles, Central London 68 miles. (All distances and times are approximate)

A STUNNING BARN
CONVERSION IN A PEACEFUL
AND PRIVATE POSITION IN
THE DESIRABLE VILLAGE
OF SANDFORD ST. MARTIN
LOCATED WITHIN THREE
MILES OF SOHO FARMHOUSE



Stow-on-the-Wold Office: Parklands House, Park Street, Stow-on-the-Wold, Gloucestershire, GL54 1AQ
T 01451 830731 E stow@butlersherborn.co.uk
www.butlersherborn.co.uk

The London Office: 40 St James's Place, London, SW1A 1NS. T 0207 839 0888 E enquiries@tlo.co.uk
www.tlo.co.uk



DESCRIPTION

This is a rare opportunity to purchase a substantial family home located in one of the most desirable Cotswold villages - Sandford St. Martin.

A real benefit is that the property is centrally located in the village, accessed via a private driveway, unusually for a property with a central village location, it is tucked away off the village road down a private drive, meaning it enjoys a private and peaceful location.

The property has never changed hands and has been a loving family home for the last 27 years since conversion and is an exceptional home with both period character and contemporary open-plan living amongst beautiful gardens.

The property has been consistently updated during the 27 years of ownership by the current vendors.

A particular feature is the 37ft x 15ft open-plan kitchen and family room, ideal for family day-to-day living. The kitchen has hand-painted "shaker" style units with a large central aisle, granite worktops and an electric 4 oven Aga.

A side extension off the kitchen is the dining room which was added approximately 10 years ago, which adds to the modern day-to-day family living and is an ideal entertainment area.

Both the kitchen/family room and dining room have patio windows leading to the garden with patios for alfresco dining.

The separate drawing room, measuring over 30' x 17', has a large Cotswold stone fireplace with a wood burner, and this leads to the study/TV room measuring 17'x 16'.

The first floor has a large master suite, incorporating a Dressing room and modern en-suite, with a large walk-in shower. Two other bedrooms are on this floor (one double and a large single) serviced by a family bathroom.





The top floor has two large bedrooms both over 17' in length & 13' wide. These are serviced by a modern shower room.

The gardens, which extend to approx. 0.74 acres, are a particular feature with numerous private sitting areas, following the day's sun, which make for ideal outside dining. There is a vegetable patch with raised beds to grow your produce.

SITUATION & AMENITIES

Sandford St. Martin is a quiet, attractive conservation village in the North Oxfordshire countryside, with many stunning Cotswold stone properties. The village has a Church and Village Hall, which is used for various village activities. Every day requirements can be found in the popular market town of Chipping Norton situated approx. 7 miles away.

Educational facilities in the area include primary school at Great Tew, 3 miles away with senior schools at Bloxham, Chipping Norton, and Banbury; preparatory schools include St John's Priory (Banbury), Cardus (Bloxham) Kitebrook and Winchester House (Brackley); public schools at Bloxham School and Tudor Hall with accessibility to the private schools in North Oxford.

Transport connections include train services from Bicester, Charlbury, or Oxford Parkway to London Marylebone (fast service from 45 minutes). Easy access onto the M40 motorway is either at junction 9 or 10 for the south or junction 11 or the north.

LEISURE & SPORTING ACTIVITIES

- Soho Farmhouse at Great Tew is approx. 6 mins by car (3 miles), plus can be reached on foot across marked footpaths in about 20/25 mins
- The highly acclaimed Quince & Clover and Cotswold Guy boutique coffee/farm shops are approx. 3 miles and 1.5 miles away respectively and can both be reached on foot in 30 mins & 20 mins respectively.
- Daylesford Organic Farm Shop and Spa is approx. 25 mins (15 miles)
- The recently opened Estelle Manor is approx. 25 mins (12 miles)
- The area has several notable "Gastro" pubs namely; The award-winning Killingworth Castle in Wootton, The Bull and The Bell In Charlbury and The Falkland Arms in Great Tew. All are within 10/20 mins.

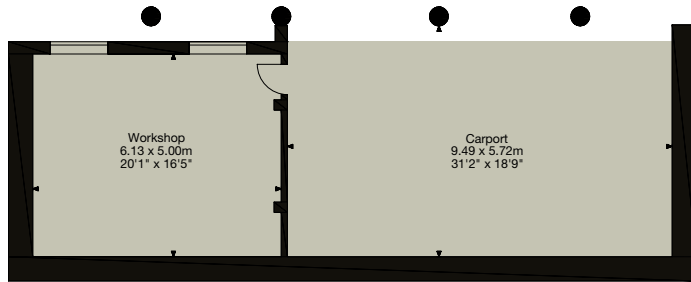
Other sporting activities include; golf at Tadmarton Heath, Chipping Norton, and Heythrop Park. Theatre and boutique cinema at Chipping Norton, horse racing at Cheltenham and Warwick; polo at Kirtlington. The surrounding area includes the Cotswolds Area of Outstanding Natural Beauty and hosts many footpaths and bridleways for walking and riding.

All distances and times are approximate.

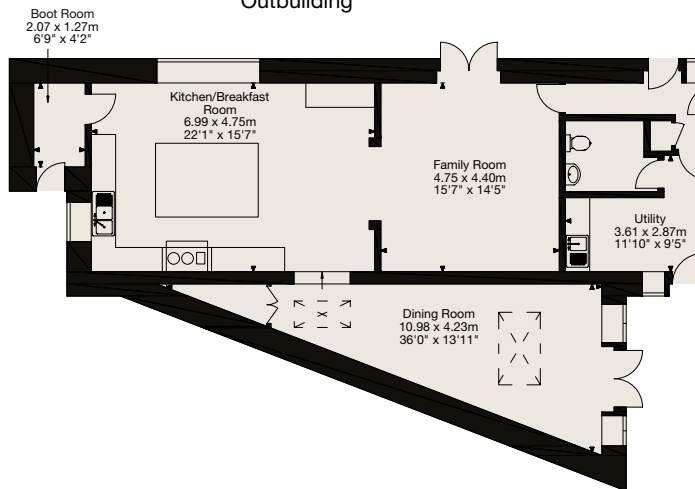


Great Barn, Manor Rd, OX7 7AG

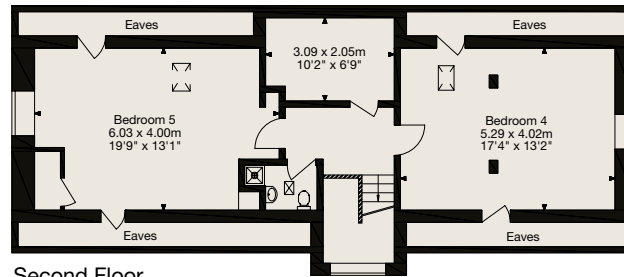
Main House
3386 Sq Ft - 315 Sq M
Outbuilding
849 Sq Ft - 79 Sq M
Total Area
4235 Sq Ft - 394 Sq M



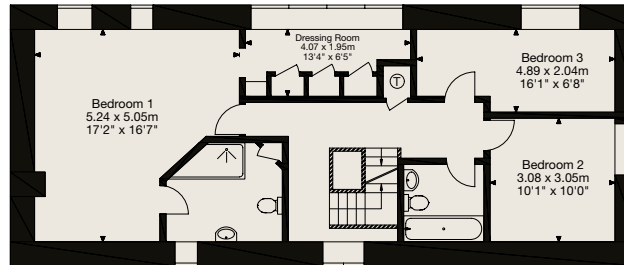
Outbuilding



Ground Floor



Second Floor



First Floor

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

PLANNING

Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

LOCAL AUTHORITY

West Oxfordshire District Council. 01993 861 000

COUNCIL TAX

Band G

SERVICES

Mains water, electricity and drainage.

TENURE

Freehold



VIEWING

Please telephone Butler Sherborn, Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888. E stow@butlersherborn.co.uk

DIRECTIONS (POSTCODE OX7 7AG)

From Chipping Norton follow the Banbury Road (A361) to the roundabout, turn right onto the A3400 and carry on down the road until you join the A44, then bare left onto B4030. Stay on that road until you turn left down Mill Lane. Turn right onto Manor Road and the driveway to The Great Barn can be found on your left, signposted Southfield Farm Barns.

What3words - [///difficult.talents.blackbird](https://www.what3words.com/#!/difficult.talents.blackbird)



DISCLAIMER 1. 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. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: August 2023. Particulars written: April 2024. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			71



www.butlersherborn.co.uk

