



CROWN HOUSE
SANDFORD ST MARTIN, OXFORDSHIRE

A handsome six bedroom Grade II Listed house with parking, annexe, and south facing garden in the picturesque village of Sandford St. Martin

Ground Floor: Kitchen/breakfast room
Sitting room • Dining room • Shower room • Cellar

First Floor: Three bedrooms
One family bathroom • Laundry room

Second Floor: Three bedrooms • One bathroom

Outside: Annexe • Outbuilding
Landscaped gardens • Gravel driveway with parking



Stow-on-the-Wold Office

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DESCRIPTION

Crown House is a delightful and character-rich home nestled in the picturesque village of Sandford St. Martin. Formerly an 18th-century coaching inn, the property became a private residence in 1883 and today offers spacious and flexible accommodation arranged over three floors. Period features such as generous ceiling heights and attractive leaded windows enhance the home's historic charm.

Accessed via a side entrance, the welcoming hallway features a traditional staircase. To the left, a formal dining room enjoys a working fireplace, while to the right, a cosy sitting room showcases a striking Inglenook fireplace. This room flows into a well-appointed kitchen complete with an Aga and an adjoining pantry. A ground floor shower room and a rear utility room, providing extra storage and direct access to the garden. A cellar, accessed via a door beneath the stairs, offers additional storage or potential.

The upper levels provide adaptable living space and are currently arranged as six bedrooms, two bathrooms, and a useful laundry room, ideal for family life or guest accommodation.



Outside, a gated gravel driveway runs alongside the property, providing off-street parking. The former garage has been thoughtfully converted into a versatile home office or annexe, featuring its own kitchen and shower room, perfect for guests or remote work. The gardens are mainly laid to lawn and framed by mature trees and shrubs, with a courtyard at the rear offers a charming space for outdoor dining and entertaining.

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

SERVICES

Mains water, electricity, drainage. Oil fired heating. Gigaclear broadband is connected.

(No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

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 quasieasements 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.

TENURE

Freehold





LOCAL AUTHORITY

West Oxfordshire District Council - T:01993 861 000

COUNCIL TAX

Band G

VIEWINGS

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



DIRECTIONS (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 A361, take the right-hand turn signposted The Tews. Stay on that road and follow the signposts to Sandford St Martin. Once on Manor Road, Crown House will be found on the right-hand side.

what3words: ///paddlers.diary.shifts

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- Pubs**

The Old Coal Yard 1.7 miles
Falkland Arms, Great Tew 2.6miles
The White Horse, Duns Tew 3.7 miles
The Bull, Charlbury 7.4 miles

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- Schools**

Great Tew Primary 2.9 miles
Kitebrook School 14.8 miles
Tudor Hall (Girls) School 8.2 miles

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- Stations**

Banbury to Marylebone 10.5 miles
Kingham to Paddington 13.2 miles
Bicester to Marylebone 11.7 miles

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- Members Clubs**

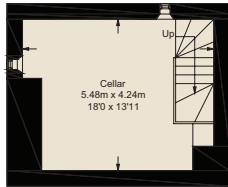
Soho Farmhouse 3.3 miles
Estelle Manor 11.6 miles
Daylesford Organic, Spa and
Bamford 15.3 miles



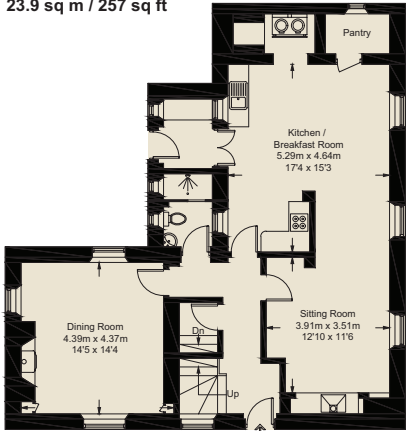
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Approximate Gross Internal Area = 230.3 sq m / 2479 sq ft
Cellar = 23.9 sq m / 257 sq ft
Annexe / Outbuilding = 25.8 sq m / 278 sq ft
Total = 280.0 sq m / 3014 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1228431)

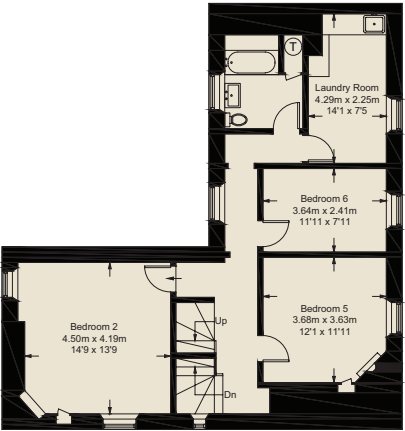


Cellar
23.9 sq m / 257 sq ft

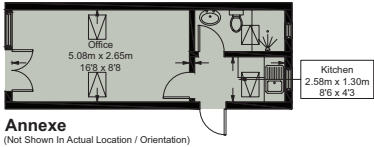


Ground Floor
88.6 sq m / 954 sq ft

= Reduced headroom below 1.5m / 5'0"



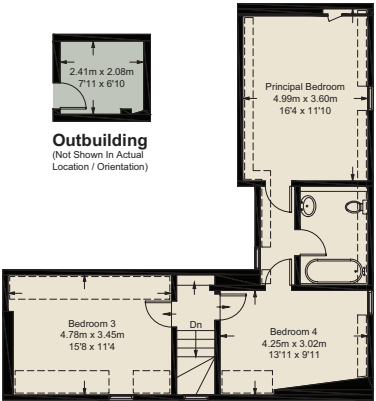
First Floor
79.8 sq m / 859 sq ft



Annexe
(Not Shown In Actual Location / Orientation)



Outbuilding
(Not Shown In Actual Location / Orientation)



Second Floor
61.9 sq m / 666 sq ft

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 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. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: August 2025. Particulars written: September 2025. 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	68

