



SPRINGFIELD COTTAGE

SANDFORD ST MARTIN, OXFORDSHIRE

A charming period cottage nestled on a quiet lane with beautiful gardens in a picturesque village near Soho Farmhouse

Ground Floor: Kitchen/breakfast room
Sitting room • Snug

First Floor: Three bedrooms • One family bathroom

Outside: Landscaped gardens
Gravel driveway with parking

**Butler
Sherborn** 

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DESCRIPTION

Springfield Cottage enjoys an idyllic setting with far-reaching views, positioned on the edge of the village and surrounded by beautifully landscaped gardens and open farmland.

Full of charm, the property retains many original features, including exposed brickwork, timber beams, and characterful fireplaces. The accommodation is both versatile and welcoming, offering three bedrooms and two reception rooms. Highlights include a spacious kitchen/breakfast room, a snug, and a light-filled sitting room with doors opening onto the garden.

While the cottage is already a delightful home, planning permission had previously been granted for an extension, although this has since expired.

The gardens are a particular feature, well-maintained and thoughtfully designed, with a generous lawn, vibrant borders bursting with seasonal colour, and a variety of tranquil seating areas. A paddock provides additional outdoor space, ideal for a range of uses. To the front of the property, there is ample parking along with a garage, offering storage or additional parking options.

SERVICES

Mains water & electricity. Septic tank. 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).

FIXTURES & FITTINGS

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





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 E

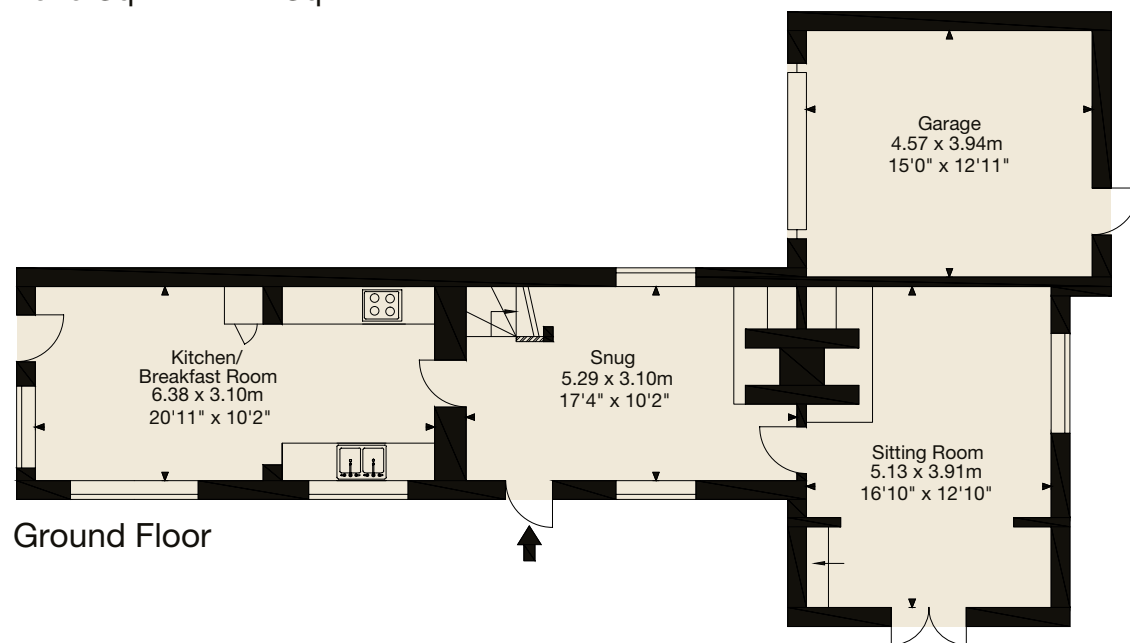
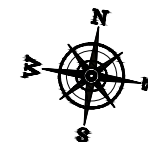
VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold
office: T: 01451 830731 | E: stow@butlersherborn.co.uk or

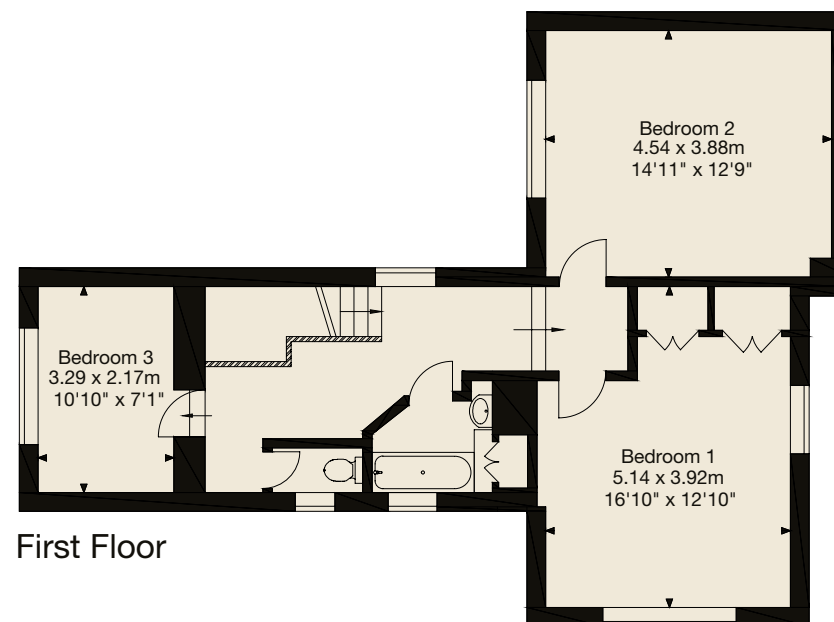
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Springfield Cottage,
Ledwell Road,
Sandord St. Martin,
Chipping Norton, OX7 7AH
Approx. Gross Internal Area
1529 Sq Ft - 142 Sq M



Ground Floor



First Floor

Capture Property Marketing 2018. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

DIRECTIONS (OX7 7AH)

From the village of Sandford St Martin, head north on Ledwell Road. You will pass the church on the right-hand side and the access to the Cricket Club on the left. After approximately 300m the access down Pitts Lane is on your right and the property will be found on the right hand side.

what3words: ///chew.slopes.young



Pubs

Falkland Arms, Great Tew 2.6miles
The White Horse, Duns Tew 3.4 miles
The Bull, Charlbury 7.7



Schools

Great Tew primary 2.5 miles
Kitebrook School 14.4 miles
Tudor Hall (Girls) School 8.2 miles



Stations

Banbury to Marylebone 10.5 miles
Kingham to Paddington 13.2 miles
Bicester to Marylebone 12.0



Members Clubs

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

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