



HAZEL BUNGALOW

Mill Lane, Sandford St. Martin, Chipping Norton, OX7 7AQ





Situation

Hazel Bungalow is a 3-bedroom bungalow rurally set in the village of Sandford St Martin. The property is perfectly located for visits to Soho Farmhouse as well as the wider towns of the picturesque Cotswolds. The property has been recently refurbished to a very high standard.

Sandford St. Martin is conveniently located with easy access to Chipping Norton (8 miles). The nearest train station is in Charlbury (7 miles) offering trains straight through to London Paddington in a little over an hour.

Accommodation

As you enter the property, the hallway leads to a modern kitchen with breakfast bar and adjoining pantry offering additional storage space. The kitchen benefits from double aspect views across the large garden mainly laid to lawn. The property has a large living room with wood burning stove. Hazel Bungalow has three bedrooms, 2 double and 1 single as well as a large bathroom with a shower over bath and vanity unit.

Tucked away in Sandford St Martin, the property is located in a generous sized plot with a large lawned garden. The property has off road parking for multiple vehicles, a large garage and wood shed. The property neighbours the kitchen gardens of Sandford Park House.



Directions

From Chipping Norton take the A44 towards Woodstock. At Enstone, turn left onto the B4030. Before reaching Middle Barton, turn left on to Sandford St Martin Road. When you reach the grass triangle in the village turn left onto Mill Lane and Hazel Bungalow's drive way is immediately opposite.

From Oxford take the A34 North. Exit onto the A44 towards Woodstock. Continue along the A44 to Enstone. At Enstone turn right onto the B4030. Before reaching Middle Barton, turn left on to Sandford St Martin Road. When you reach the grass triangle in the village turn left onto Mill Lane and Hazel Bungalow's drive way is immediately opposite.

Heating & Services

Mains water and electricity are connected to the property. Drainage is private to a septic tank. Heating is via an air source heat pump. Telephone and broadband are available subject to British Telecom regulations with all costs being the responsibility of the tenant. Mobile phone signal is considered good but we recommend you check with your individual provider. Payment of all outgoings are the responsibility of the tenant.

EPC

Current EPC Rating: E

Council Tax

Council Tax: Band E (2024/2025 - £2783.71)

Tenancy Costs

Rent: £2,500 pcm
Deposit: £2,884

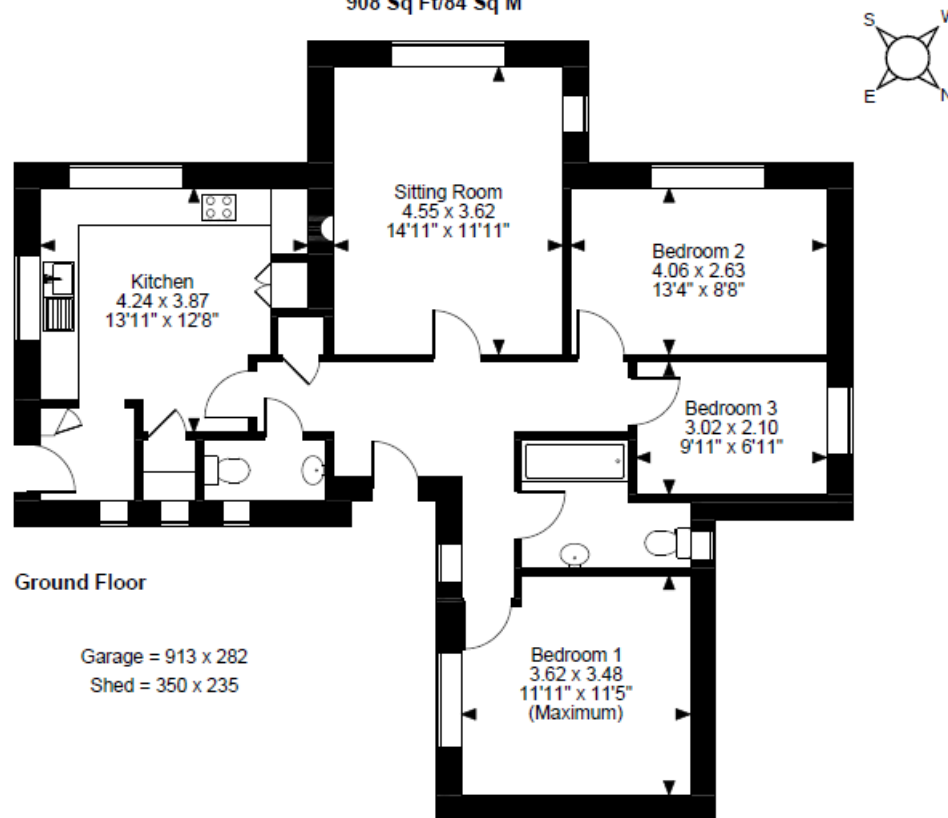
Availability & Viewings

The property is available immediately with viewings by appointment only please contact Megan Middleton at Adkin for further information or to arrange an appointment.

Tel: 01235 862888

Email: megan.middleton@adkin.co.uk

Hazel Bungalow, Mill Lane Sandford St. Martin, Chipping Norton
Approximate Gross Internal Area
908 Sq Ft/84 Sq M



Ground Floor

Garage = 913 x 282
Shed = 350 x 235

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8605910/DMS

ALL APPLICANTS SHOULD MAKE A CAREFUL NOTE OF THE FOLLOWING CONDITIONS AS THEY ARE AN IMPORTANT PART OF ENTERING INTO A TENANCY AGREEMENT SHOULD YOUR APPLICATION BE ACCEPTED. The first month's rent and deposit will be required before handing over the keys for occupation. Only a banker's draft, building society counter cheque or Electronic BACS payment will be accepted at this stage. Future rent payments will be required on a standing order basis, unless stated otherwise and full details of the relevant bank account will be made at the appropriate time. A TERM CERTAIN IS FOR A FIXED PERIOD WHICH NEITHER THE LANDLORD NOR TENANT MAY BRING TO AN END BEFORE THE EXPIRY OF THAT TERM OTHER THAN FOR A BREACH OF COVENANT.



and the Vendors of this property, whose Agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of any offer or contract (2) All statements contained in these particulars as to this property are made without responsibility on the part of Adkin, or the Vendor; (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact; (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The Vendor does not make or give, and neither Adkin nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

Adkin for themselves,

Orpwood House, School Road
Ardington, Wantage
Oxfordshire OX12 8PQ
Telephone: 01235 862888
mail@adkin.co.uk
www.adkin.co.uk

