



THE COTSWOLD LETTING AGENCY

BETTER BY FAR



Directions

Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

EPC Rating

E

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		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Hazel Cottage Mill Lane, Sandford St. Martin, OX7 7AQ

£2,500 Per month

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Hazel Bungalow is a charming 3-bedroom home situated in the idyllic village of Sandford St Martin. This rural setting offers tranquility and picturesque views. The property is perfectly positioned for visits to the renowned Soho Farmhouse and provides easy access to the broader attractions of the Cotswolds, known for its stunning landscapes and quaint villages.

Sandford St Martin is conveniently located just 8 miles from Chipping Norton, a vibrant market town boasting an array of shops, restaurants, and cultural amenities. For those needing to travel to London, Charlbury train station is only 7 miles away, offering direct trains to London Paddington in just over an hour. The village itself exudes charm with its traditional stone cottages, historic church, and welcoming community atmosphere.



Council Tax Band:



Welcome to Hazel Cottage, a beautifully refurbished 3-bedroom home set in the heart of Sandford St Martin. This property combines modern living with the charm of a rural retreat, offering an exceptional standard of accommodation.

As you step inside, you are greeted by a spacious hallway that leads into a contemporary kitchen. The kitchen features a sleek breakfast bar and an adjoining pantry, providing ample storage space. With double aspect views across the expansive garden, the kitchen is a bright and inviting space, perfect for both cooking and casual dining.

The living room is the heart of the home, featuring a cosy wood-burning stove that adds warmth and character. This room is ideal for relaxing with family or entertaining guests. The property includes three well-appointed bedrooms: two doubles and one single, offering flexibility for families or those needing a home office or guest room. The spacious bathroom is fitted with a modern shower over bath and a stylish vanity unit, ensuring comfort and convenience.

Set on a generous plot, Hazel Cottage boasts a large lawned garden, perfect for outdoor activities and enjoying the peaceful surroundings. The garden is mainly laid to lawn, providing a blank canvas for gardening enthusiasts. The property also offers off-road parking for multiple vehicles, a large garage, and a wood shed, catering to all your storage needs.

Hazel Cottage is uniquely positioned next to the kitchen gardens of Sandford Park House, enhancing its rural charm and providing beautiful views. This property represents a rare opportunity to enjoy modern comforts in a stunning countryside setting, making it a perfect home for those seeking a blend of convenience and tranquillity.