



**1 Manor Road
Sandford St. Martin, Oxfordshire**

TO LET

A two bedroom period cottage located in a desirable village

Accommodation

Kitchen • Sitting Room • Cloakroom
Double Bedroom • Single Bedroom • Family bathroom
Stone storage shed • Enclosed garden

Description

1 Manor Road is a quaint two bedroom period cottage including features such as a woodburning stove and stone mullion windows. To the rear of the property is a charming enclosed garden mainly laid to lawn with a strawberry border, vegetable and herb kitchen and mature shrubs. The property also benefits from a brick store with light and electricity.

Situation & Amenities

Soho Farmhouse 4 miles • Charlbury Station (London Paddington 1 hour 20 minutes) 8 miles • Banbury 8 miles • Chipping Norton 8 miles • Bicester 11 miles • Oxford 16 miles
(all distances approximate)

Sandford St. Martin is a picturesque Conservation village situated in the rolling north Oxfordshire countryside. The village is extremely well positioned between Oxford and the towns of Chipping Norton and Woodstock with excellent road communications are provided by the M40. A village shop is situated in the neighbouring village of Middle Barton whilst further facilities including a range of everyday shopping, schools and more are available in the nearby towns of Woodstock, Chipping Norton, Banbury and Bicester. Nearby Primary Schools can be found in Enstone and Great Tew, both with great Ofsted gradings of "good" and "outstanding".

Mainline railway stations at Oxford (London Paddington from 48 minutes), Bicester (London Marylebone from 45 minutes), Charlbury (London Paddington in approximately 70 minutes) and Banbury (Birmingham New Street in 50 minutes and London Marylebone in 55 minutes).



Services

Mains water, drainage and electricity. Electric heating. Telephone and Broadband availability subject to individual packages and BT transfer regulations. Accessibility can be checked online via; checker.ofcom.org.uk.

West Oxfordshire District Council – Telephone 01993 861000

Fixtures and Fittings: Available to let **Unfurnished**. Electric oven and hob with extractor over. Integral fridge and washing machine and freestanding freezer.

(Please note any items shown in marketing material or during a viewing may be subject to change prior to a tenancy commencing).

Outgoings:

The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax – Band D.

Viewings: Strictly by appointment - Telephone 01993 822325.

Directions OX7 7AG

From Enstone on the A44 take the B4300 towards Gagingwell. Pass through Gagingwell and take the second turning left to Sandford St Martin. On entering the village, 1 Manor Road is situated on the right. The entrance door can be found via a white gate and under an arch way to the side

What3Words: ///puzzled.converged.stepping



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