



THE COTSWOLD LETTING AGENCY
BETTER BY FAR



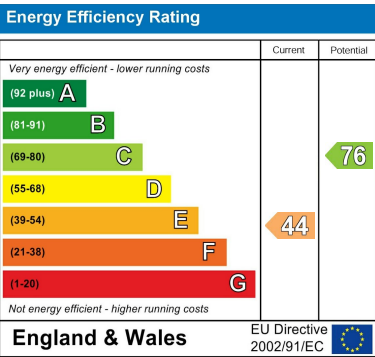
Directions

Viewings

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

EPC Rating

E



Hill View Ledwell Road, Sandford St. Martin, Chipping Norton, OX7 7AH
£2,200 Per Month

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Sandford St Martin is a charming and unspoilt North Oxfordshire village, beautifully positioned between the rolling Cotswold countryside and the wider amenities of Oxfordshire and Warwickshire. Surrounded by a bucolic network of picturesque villages, country pubs and beautiful walking countryside, the area offers the ideal combination of countryside relaxation alongside excellent connections to further afield. The nearby market town of Chipping Norton, approximately eight miles away, provides an excellent range of day-to-day amenities including independent shops, cafés, restaurants and supermarkets, while the much-loved destinations of Daylesford Organic, Soho Farmhouse and Diddly Squat Farm Shop are all within easy reach. For those commuting further afield, Charlbury station is around seven miles distant and offers direct rail services to London Paddington in just over an hour. The area also enjoys convenient road links to Oxford, Banbury and Stratford-upon-Avon, making Sandford St Martin an ideal base from which to enjoy both country living and wider connectivity.

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Council Tax Band:



Tucked away on the edge of the highly sought-after village of Sandford St Martin, this beautifully presented detached bungalow enjoys far-reaching views across fields, and offers wonderfully light, spacious accommodation in an idyllic rural setting. Positioned directly opposite the village cricket ground and perfectly placed for access to Soho Farmhouse, Chipping Norton and the many much-loved villages and market towns of the Cotswolds, the property combines peaceful country living with excellent connectivity.

The property opens into a generous boot room and utility space — ideal for country living — with access through to the single garage, a useful shower room and the kitchen/dining room beyond. Bathed in natural light and enjoying beautiful countryside views, the kitchen/dining room forms the heart of the home, with French doors opening directly onto a paved terrace, perfect for outdoor dining and relaxed entertaining. The contemporary kitchen is fitted with an excellent range of units and includes a freestanding sideboard which will remain at the property. The sitting room is equally inviting, centred around a wood-burning stove and offering a calm and comfortable space from which to enjoy the surrounding rural outlook. There are two well-proportioned bedrooms together with a spacious shower room, all presented in a tasteful and neutral style throughout.

Mains water, drainage and electricity are all available and connected. Heating is provided via an oil-fired boiler. Telephone and broadband services are available subject to the relevant provider. Mobile coverage is generally good, though applicants are advised to check coverage with their individual supplier. All utility costs and usual outgoings will be the responsibility of the tenant.