



BEECH COTTAGE , MILL LANE, SANDFORD ST MARTIN, CHIPPING NORTON OX7 7AQ

Property description

RENT: £3,500 PCM DEPOSIT: £4,038

Orpwood House, School Road
Ardington, Wantage, Oxfordshire OX12 8PQ
T 01235 862888 | E oxford@brown-co.com



Description & Situation:

A beautifully presented three-bedroom detached home, set within wrap-around gardens with views over the surrounding countryside. Situated in the heart of Sandford St Martin, yet elevated on the hill for added privacy and a tranquil setting, the property offers a perfect blend of village charm and peaceful seclusion.

Ideally located for visits to Soho Farmhouse and the picturesque market towns of the Cotswolds, Sandford St Martin also benefits from excellent connectivity. Chipping Norton is just 8 miles away, while Charlbury station, 7 miles distant, provides direct services to London Paddington in just over an hour.

Accommodation:

A well-proportioned cottage extending to approximately 1,187 sq ft (110.3 sq m), arranged over two floors.

The ground floor features a spacious kitchen/dining room measuring 6.52m x 3.10m, enjoying views over the garden and farmland, together with a comfortable reception room of 5.00m x 3.32m with dual aspect windows and a wood-burning stove.

To the first floor are three well-proportioned bedrooms comprising a master bedroom 3.65m x 3.16m, a second double bedroom 4.23m x 3.33m and a third bedroom 3.17m x 2.60m, served by a family bathroom fitted with a bath and shower over.

The property has wrap around gardens and a garage for outdoor storage with far reaching views across the countryside.

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, by the sharp bend and by a bridge, follow the driveway between a collection of cottages on the right hand side. The driveway climbs up the hill and Beech Cottage is situated at the end of the driveway.



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, by the sharp bend and by a bridge, follow the driveway between a collection of cottages on the right hand side. The driveway climbs up the hill and Beech Cottage is situated at the end of the driveway.

Heating & Services:

Mains water, drainage and electricity are connected to the property, and heating is provided by an oil-fired boiler. Telephone and broadband services are available (subject to the relevant provider's terms). All utility costs and usual outgoings will be the responsibility of the tenant.

EPC: E

Local Authority: West Oxfordshire District Council

Council Tax: Band:G (2025/2026 - £3985)

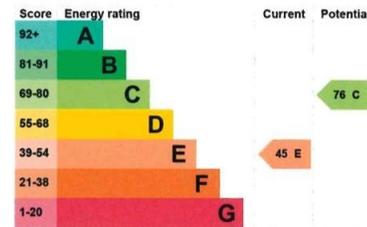
Rent: £3,500 pcm Deposit: £4,038

Availability

The property is available immediately and is to be let unfurnished.

For all enquiries and viewings please contact Megan Middleton

meganmiddleton@hdhwills.org or 01608 678051



Denotes restricted road height

Mill Lane, Chipping Norton, OX7

Approximate Area = 1116 sq ft / 103.7 sq m
Limited Use Area(s) = 53 sq ft / 4.9 sq m
Outbuilding = 18 sq ft / 1.7 sq m
Total = 1187 sq ft / 110.3 sq m
For identification only - Not to scale



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