



THE QUAIL HOUSE

Sandford St. Martin, Chipping Norton



A HIDDEN GEM BEHIND A PRIVATE WALLED GARDEN

Experience the perfect harmony of 1750 heritage and contemporary elegance in this beautifully renovated property.

   EPC
3 2 2 C

Local Authority: West Oxfordshire District Council

Council Tax band: E

Tenure: Freehold



THE PROPERTY

Every detail has been meticulously crafted to the highest standard, creating a home that exudes sophistication and timeless charm framed by a walled garden for ultimate privacy in the heart of a period village.

Step into a light-filled living space where soaring vaulted ceilings and exposed oak beams frame an atmosphere of refined comfort. The bespoke interiors blend natural textures with modern design, while a statement fireplace offers a warm focal point for intimate gatherings. The heart of the home is a stunning open-plan kitchen and dining area, designed for both culinary creativity and effortless entertaining. Full-height bi-folding doors that open doors open on to a private landscaped garden, seamlessly connecting indoor luxury with al fresco living.





LIVING & LOCATION

Retreat to serene bedrooms that combine original stonework with sumptuous finishes, offering a sanctuary of peace and style. Wake to picturesque garden views and indulge in the tranquillity of your own countryside haven. Outside, the beautifully curated gardens provides an idyllic setting for outdoor dining and relaxation, surrounded by vibrant blooms and natural stone features. The property has a wonderfully discrete entrance, both front and back gardens are extremely private. This exceptional property has generated significant income in recent years. For more detail speak to the sole selling agent.

The property is well-located for communication, with easy access to the A44 or M40 and being approximately 18 miles from Oxford and the A34 to the south. There are regular train services to London from Charlbury, and Bicester North (Chiltern Line), Sporting activities in the area include horse racing at Cheltenham, Stratford and Warwick and golf at the nearby Heythrop Country Club and Spa. The area is very well known for its excellent schools including Winchester House, Kitebrook, Bloxham, Tudor Hall, St Hughs and Abingdon, The Dragon, Summerfields, Chandlings, Magdalen College, Cothill, St Edwards and Radley to name a few.



LOCATION

Sandford St Martin is a charming, tranquil village comprising attractive traditional Cotswold stone houses and cottages. There is a terrific dynamic community within the village, delightful walks, and a thriving cricket club.

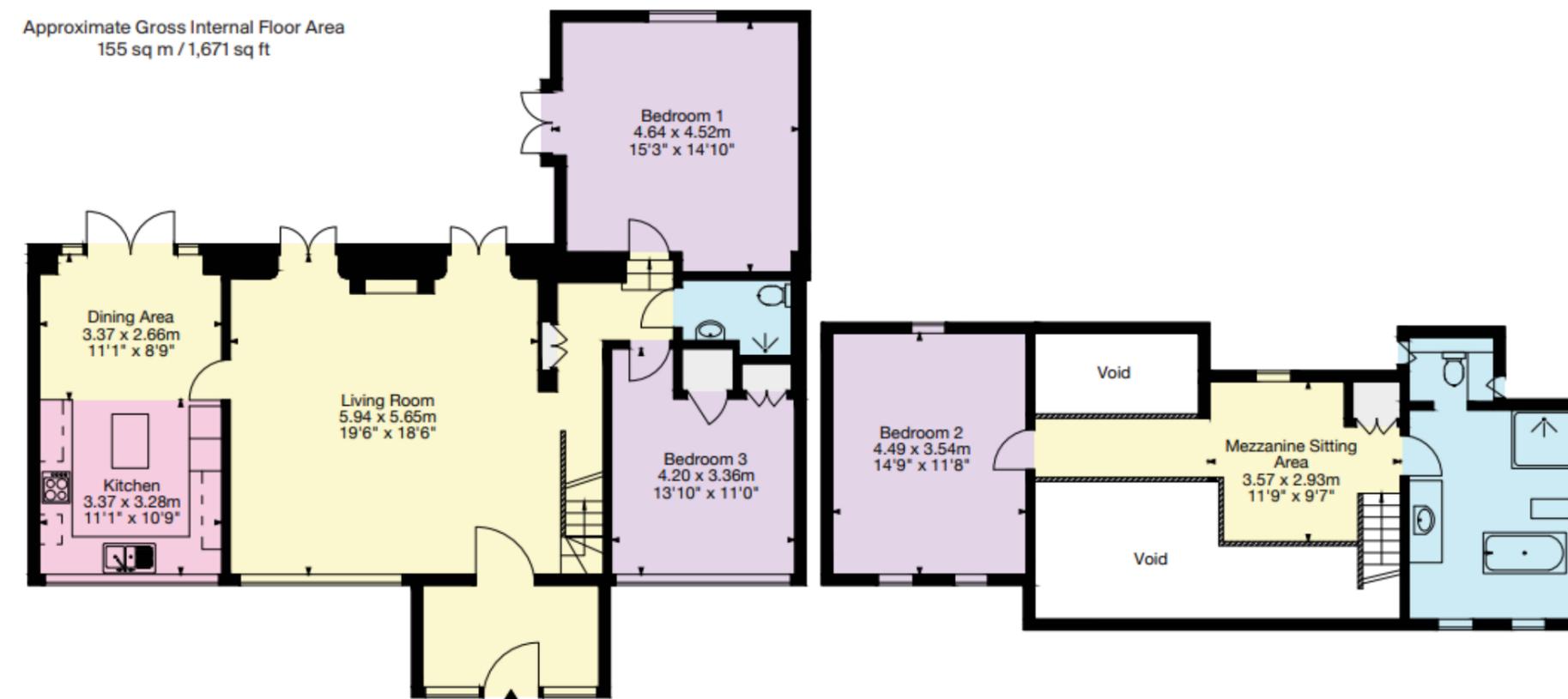
Neighbouring Great Tew Estate is home to Soho Farmhouse, The Falkland Arms and Quince and Clear opposite the popular Great Tew Primary School. The area is often referred to as The Golden Triangle between Soho Farmhouse, Daylesford and Estelle Manor. The centre of which is Charlbury with its mainline train station and fine choice of cuisine at The Bull from the team at The Pelican in Notting Hill, sourcing local produce from their market garden at Bruern Farms.

Other nearby towns of Chipping Norton and Woodstock offer excellent local facilities, and the cities of Oxford and Banbury, with their outstanding schools, are both within easy reach.





Approximate Gross Internal Floor Area
155 sq m / 1,671 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

(Excluding Garage & Outbuildings)
Approximate Gross Internal Area = 155 sq m / 1,671sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

Harry Sheppard
01865 264 879
harry.sheppard@knightfrank.com

Knight Frank Oxford
274 Banbury Road
Oxford, OX2 7DY

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated March 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.