



Sandmartin House
Park Lane | Swalcliffe | Banbury | Oxfordshire | OX15 5ET

SANDMARTIN HOUSE

A beautifully presented family home which has been much improved by the current sellers.

The property comprises entrance hall, cloakroom/WC, outstanding open plan kitchen, dining room, sitting room with bi-fold doors to the garden, four first floor bedrooms, one with en-suite bathroom, family shower room, ground floor fifth bedroom with utility room/potential kitchen and shower room which is ideal for an elderly relative or guest.

Also benefiting from a superb rear garden with mature trees, lovely seating areas and extended views, and off-road parking for three cars, this home must be viewed to be appreciated.



Ground Floor

Upon entering, the hall leads to the dining room which has a useful storage cupboard, a lovely oak staircase leading to the first floor, space for a table to seat eight guests, a wood burning stove, a window to the front and French doors to the rear.

The outstanding open plan kitchen is the real hub of the home and has a central island with marble top, ample work space, a range of integrated appliances to include washing machine, dishwasher, dryer and full height fridge and freezer.

There is a breakfast bar, ample storage, access to the cloakroom/WC, a window to the side and direct access to the sitting room.

The sitting room is the perfect place to retire to after a dinner party.

Light and airy with vaulted ceilings, the sitting room has three windows to the side elevations, a stable door to the side and bi-fold doors opening out to the wonderful rear garden.

The fifth bedroom is located on the ground floor and has access to a utility room which could be used as a kitchen which leads to a shower room.

Having its own door, this would make for a useful annexe or a bedroom for an elderly guest or relative.





SELLER INSIGHT

“ Tucked away along a peaceful, tree-lined lane in an idyllic village setting, this charming south-facing cottage has been lovingly transformed by its owners, Sandie and Martin, into a warm and welcoming family home that perfectly balances character, comfort and modern living. Having spent eight happy years here, the owners were initially drawn to the tranquil location, the gentle rhythm of horses passing by each day, and the immediate sense of warmth the property offered. Set just back from the quiet lane and only a short stroll from the village pub, the home enjoys a rare combination of privacy, community and countryside charm. From the moment you arrive, the cottage exudes personality, with traditional Horton stone, ledge-and-brace doors, Suffolk latches and thoughtfully incorporated reclaimed beams all helping to preserve its rich cottage character, even throughout the substantial renovations and extensions completed in recent years.

At the heart of the home lies a beautifully designed open-plan kitchen and dining space, created as part of a major extension in 2019. Bathed in natural light from bifold doors and Velux windows, this sociable living area seamlessly connects the indoors with the courtyard and south-facing garden beyond, making it ideal for entertaining or relaxed family living. In warmer months, the bifold doors are thrown open to enjoy barbecues, long lunches and gatherings with friends overlooking the paddock beyond, while in winter the focus naturally shifts to the cosy snug, where the wood burner creates a wonderfully inviting atmosphere. The layout has been carefully considered to suit modern family life, with a separate annexe offering versatile accommodation for guests or elderly relatives, complete with the flexibility of a zip-and-link bed arrangement.

Natural light moves beautifully through the property throughout the day, from sunrise filtering through the woodland at the front of the cottage to spectacular evening sunsets enjoyed from the charming log cabin at the end of the garden — the owners' favourite spot for a well-earned gin and tonic at the close of the day. The outdoor spaces themselves are exceptional, with a series of terraces, courtyards and lawns designed to make the most of the sun from morning through to dusk. The owners have hosted everything from intimate dinners in the log cabin to summer parties for over 100 guests, complete with gazebos extending from the house into the courtyard and even a fish and chip van for the village.

Beyond the property itself, village life is a defining part of the experience here. The community is close-knit, welcoming and wonderfully social, centred around the much-loved local pub, village events and seasonal celebrations. Christmas is described as particularly magical, beginning with carols on the village green before gathering with neighbours for festive drinks at the pub after church. With excellent internet connectivity for home working, easy access to Banbury, Soho Farmhouse, Hook Norton Brewery and the Cotswolds beyond, this home offers an enviable lifestyle that combines rural tranquillity with modern convenience.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















First Floor

The landing has an exposed beam, two windows to the rear and ample wardrobe space leading to the feature bedroom.

The feature bedroom has windows to two elevations, exposed stone wall and access to the en-suite which showcases a freestanding claw footed bath.

The guest bedroom has a feature stone wall and a window to the front.

There are two further bedrooms, one with built in wardrobes and a window to the front, and the other being a single bedroom also with a window to the front.

Completing the first floor accommodation is the beautiful family shower room.







Outside

Another excellent selling feature of this home is the superb rear garden which has lovely places to seat and eat, or to enjoy time with friends. There is a sun terrace, a raised lawn with a Summer house, mature trees and far reaching views. Also benefiting from parking for three cars, this exceptional home must be viewed to be appreciated.



LOCATION

Swalcliffe is situated around five miles West of Banbury and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services, Utilities & Property Information:

Tenure: Freehold

Council Tax Band: E

Local Authority: Cherwell District Council

EPC Rating: E

Property Construction: Standard construction – Hornton stone and slate roof

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Oil fired central heating

Broadband: FTTH/FTTP Ultrafast broadband is available with a download speed of 950mbps. We advise you to check with your provider.

Mobile Signal/Coverage: 5G mobile signal is available in the area. We advise you to check with your provider.

Parking: Off road parking available for 3 cars

Total Internal Floor Area: 1,907 sq.ft

Special Note: The property is located within a conservation area. Please contact the Agent for further information.

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our

knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

Website

For more information visit <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 6 pm

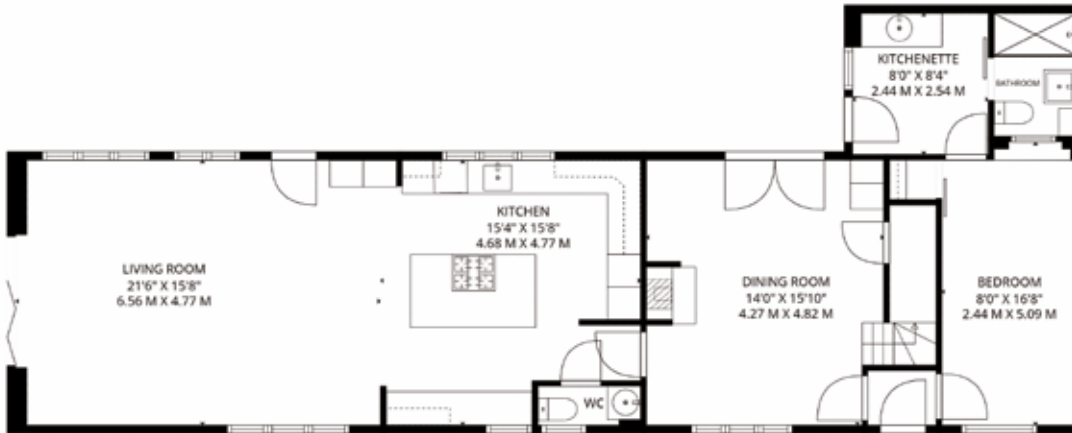
Saturday - 9.00 am - 5 pm

Sunday - By appointment only





FIRST FLOOR



GROUND FLOOR

TOTAL: 1907 sq. ft, 178 m2
Ground floor: 1094 sq. ft, 102 m2, FIRST FLOOR: 813 sq. ft, 76 m2

Sizes And Dimensions Are Approximate, Actual May Vary.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



TERRY ROBINSON PARTNER AGENT

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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry built a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make all clients feel valued.

Terry has sold countless properties over the past 10 years which had previously been marketed with other agents - he puts this down to attention to detail and a hunger for success.

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