





## 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.

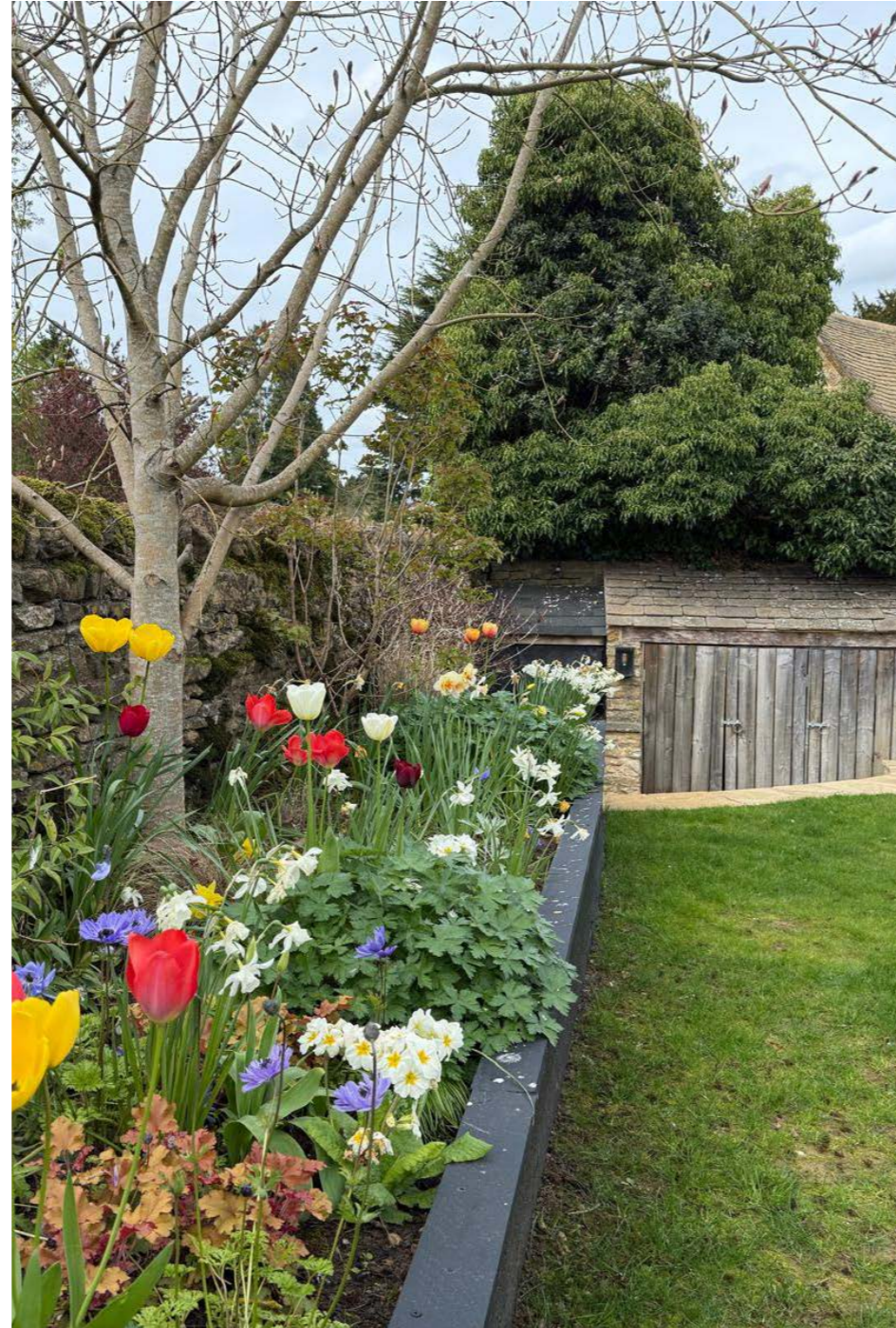


## LOCATION

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.

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