



## HILLVIEW, LEDWELL ROAD, SANDFORD ST MARTIN, CHIPPING NORTON OX7 7AH

A beautifully presented two-bedroom detached bungalow enjoying stunning views over open countryside. Ideally positioned on the edge of the sought-after village of Sandford St Martin.

**RENT: £2,500 per calendar month DEPOSIT: £2,880**

Orpwood House, School Road  
Ardington, Wantage, Oxfordshire OX12 8PQ  
T 01235 862888 | E [oxford@brown-co.com](mailto:oxford@brown-co.com)



### Description & Situation:

A beautifully presented two-bedroom detached bungalow enjoying stunning views over open countryside. Ideally positioned on the edge of the sought-after village of Sandford St Martin, directly opposite the cricket club, the property is perfectly placed for trips to Soho Farmhouse and the charming market towns of the picturesque Cotswolds.

Sandford St Martin offers excellent connectivity, with Chipping Norton just 8 miles away and Charlbury station only 7 miles distant, providing direct services to London Paddington in just over an hour.

### Accommodation:

On entering the property, you are welcomed by a spacious boot room/utility area, which provides access to the garage and a shower room, and also leads through to the kitchen/dining room. This bright and inviting space enjoys far-reaching countryside views and features French doors opening onto a paved patio. The modern kitchen is fitted with a comprehensive range of units, along with a sideboard that will remain with the property. The accommodation continues to a generously proportioned living room with a wood-burning stove, two well-sized bedrooms, and a large shower room.

### Directions:

From Chipping Norton:

Proceed on the A44 towards Woodstock. At Enstone, turn left onto the B4030 and, just before reaching Middle Barton, take the left turn onto Sandford St Martin Road. Continue through the village, where Hillview will be the last property on the right-hand side as you leave. The property is situated directly opposite the entrance to Sandford St Martin Cricket Club.

From Oxford:

Take the A34 northbound and exit onto the A44 towards Woodstock. Follow the A44 to Enstone, then turn right onto the B4030. Shortly before Middle Barton, turn left onto Sandford St Martin Road. Continue through the village and you will find Hillview as the last property on the right-hand side as you leave, opposite the entrance to Sandford St Martin Cricket Club.

### 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 E (2025/2026 £2,925.56)

RENT: £2,500 pcm

DEPOSIT: £2,880

### Availability

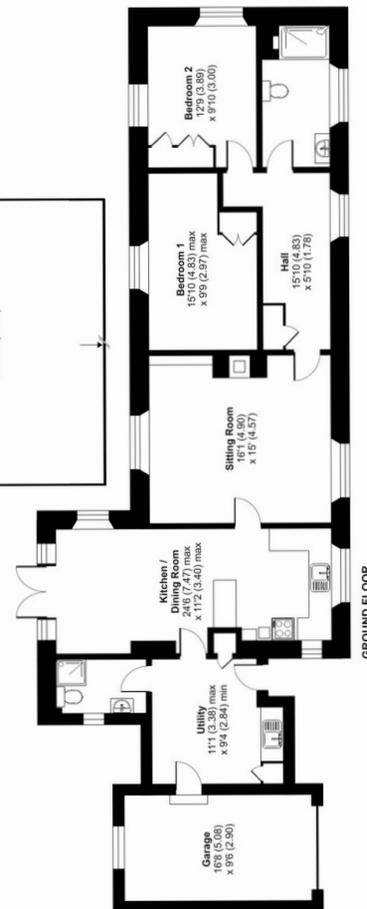
The property will be available from the end of March and is to be let unfurnished, with the exception of the sideboard in the kitchen/dining room, which will remain.

For all enquiries and viewings please contact Megan Middleton  
meganmiddleton@hdhwills.org or 01608 678051

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Ledwell Road, Chipping Norton, OX7

Approximate Area = 1163 sq ft / 108 sq m  
Garage = 158 sq ft / 14.7 sq m  
Total = 1321 sq ft / 122.7 sq m  
For identification only - Not to scale



Floor plans prepared in accordance with RICS Property Measurement (2nd Edition), 1st November 2018. © 04/06/2020. Produced for Brown & Co. REF: 1408179

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