



Sandford St Martin,  
Oxfordshire

## Sandford St Martin, Oxfordshire.

An extremely attractive three bedroom stone house located in this highly sought after and popular village.

Sandford St Martin is a charming village made up of attractive traditional Cotswold stone houses and cottages.

The nearby towns of Chipping Norton, Charlbury, and Woodstock provide excellent local facilities, while the city of Oxford, with its outstanding schooling, is within easy reach.

The property is well located for communications, with easy access to the A44 and M40. Regular train services to London Paddington from Charlbury take 70 minutes. Schooling in the area is excellent with a primary school in Great Tew. Nearby schools include Tudor Hall School, Bloxham School, Kitebrook School, Sibford School in addition to a wide range of private and state schools within Oxford such as The Dragon, Summer Fields, St. Edwards, Magdalen College and Headington Girls as well as Radley near Abingdon.

Soho Farmhouse, Estelle Manor and Daylesford Organic Farm shop are all within easy reach.



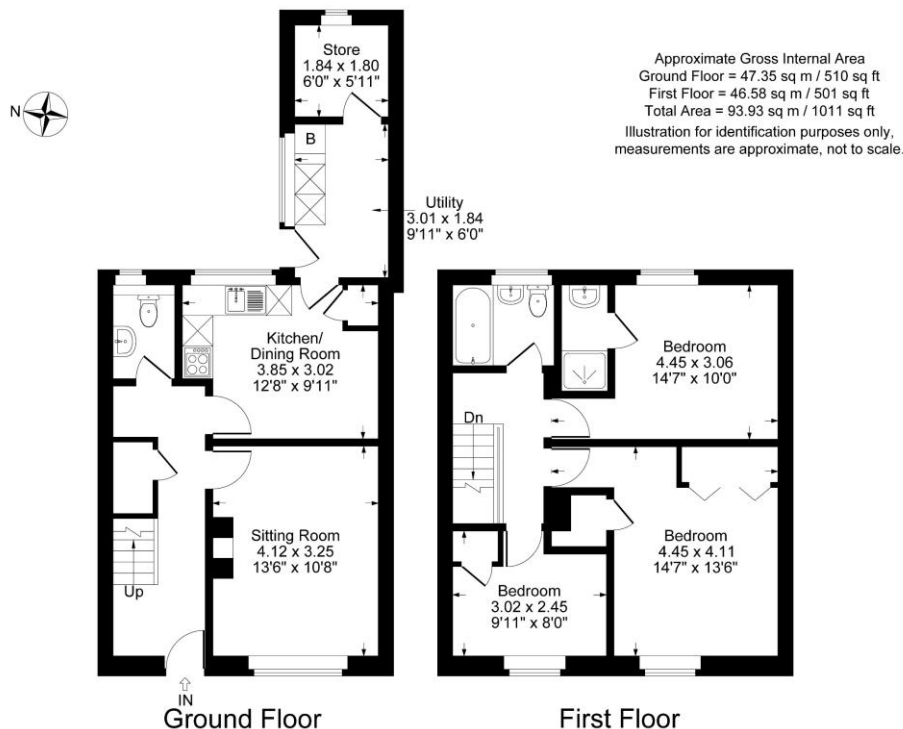


## The Property Briefly Comprises of:

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility
- Master Bedroom with En-Suite
- Two Further Bedrooms
- Family Bathroom
- Own Enclosed Rear Garden
- Own Parking Space
- Countryside views
- Off Street Parking
- Oil Central Heating
- Double Glazed Windows



Guide Price: £325,000



**Local Authority**  
West Oxfordshire District Council

**Council Tax Band: D**  
(Subject to change after completion)

**Tenure: Freehold**

**Distances**  
Charlbury c. 7 miles  
Woodstock c. 8 miles  
Chipping Norton c. 8 miles  
Banbury c. 13 miles  
Oxford c. 17 miles  
London c. 70 miles  
Oxford to London Paddington c. 1 hour.  
Charlbury to London Paddington 1 hour 20 mins

**Buyers Purchase Fee:**  
Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David Estate Agents Ltd on offer acceptance, to process a new transaction.

**Mark David**  
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