



CHERRY COTTAGE

Mill Lane, Sandford St. Martin, Chipping Norton, OX7 7AQ





Situation

Cherry Cottage is a 2-bedroom detached cottage rurally set in the village of Sandford St Martin. The property is perfectly located for visits to Soho Farmhouse as well as the wider towns of the picturesque Cotswolds. The property has been refurbished to a very high standard.

Sandford St. Martin is conveniently located with easy access to Chipping Norton (8 miles). The nearest train station is in Charlbury (7 miles) offering trains straight through to London Paddington in a little over an hour.



Accommodation

From the gravel path, enter into the porch/boot room with a separate cupboard area with space for a washing machine and tumble dryer. From here the property leads to a kitchen/diner with a brand new kitchen, 5-hob cooker and space for a dishwasher and fridge freezer. The kitchen also benefits from a separate larder cupboard. The property has a large living room with dual aspect windows and a wood burning stove. With it's L-shape configuration the room is versatile enabling space for a home office or additional dining space.



Upstairs the property has 2-double bedrooms with some restricted head height due to the character of the property. Both rooms have far reaching views across the countryside. A large family bathroom is located between the two bedrooms with a p-shaped bath and airing cupboard storage space.

Tucked away in Sandford St Martin, the property has a good sized garden with a patio area and log store with fields beyond. The property has off road parking and a secure garage.



Directions

From Chipping Norton take the A44 towards Woodstock. At Enstone, turn left onto the B4030. Before reaching Middle Barton, turn left on to Sandford St Martin Road. When you reach the grass triangle in the village turn left onto Mill Lane, follow this lane down into the dip where there are a few houses, Cherry Cottage is located behind Rose Cottage.

From Oxford take the A34 North. Exit onto the A44 towards Woodstock. Continue along the A44 to Enstone. At Enstone turn right onto the B4030. Before reaching Middle Barton, turn left on to Sandford St Martin Road. When you reach the grass triangle in the village turn left onto Mill Lane follow this lane down into the dip where there are a few houses, Cherry Cottage is located behind Rose Cottage.

Heating & Services

Mains water and electricity are connected to the property. The central heating system is oil fired. Drainage is private to a septic tank. Telephone and broadband are available subject to British Telecom regulations with all costs being the responsibility of the tenant. Mobile phone signal is considered good but we recommend you check with your individual provider. Payment of all outgoings are the responsibility of the tenant.

EPC

Current EPC Rating: E43

Council Tax

Council Tax: Band D (2024/2025 - £2277.58)

Tenancy Costs

Rent: £2,500 pcm
Deposit: £2,884

Availability & Viewings

The property is available immediately with viewings by appointment only please contact Megan Middleton via email for further information or to arrange an appointment.

Email: meganmiddleton@hdhwills.org

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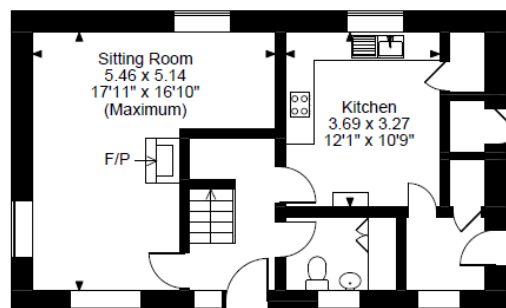
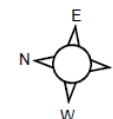
Approximate Gross Internal Area

Main House = 900 Sq Ft/84 Sq M

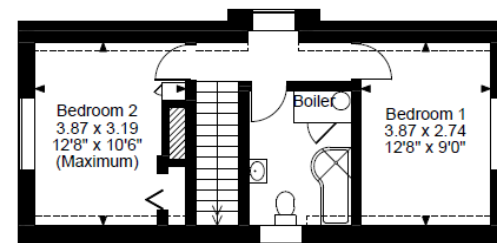
Garage = 183 Sq Ft/17 Sq M

Total = 1083 Sq Ft/101 Sq M

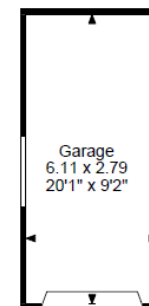
Quoted Area Excludes 'External C/B'



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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ALL APPLICANTS SHOULD MAKE A CAREFUL NOTE OF THE FOLLOWING CONDITIONS AS THEY ARE AN IMPORTANT PART OF ENTERING INTO A TENANCY AGREEMENT SHOULD YOUR APPLICATION BE ACCEPTED. The first month's rent and deposit will be required before handing over the keys for occupation. Only a banker's draft, building society counter cheque or Electronic BACS payment will be accepted at this stage. Future rent payments will be required on a standing order basis, unless stated otherwise and full details of the relevant bank account will be made at the appropriate time. A TERM CERTAIN IS FOR A FIXED PERIOD WHICH NEITHER THE LANDLORD NOR TENANT MAY BRING TO AN END BEFORE THE EXPIRY OF THAT TERM OTHER THAN FOR A BREACH OF COVENANT. Successful tenants should keep a copy of these particulars for future reference. Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied.



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