



**1 & 2 THE PITTS**  
SANDFORD ST. MARTIN, OXFORDSHIRE

**An attractive 3 bedroom thatched property with adjoining 2 bedroom annexe, paddock and equestrian facilities on the edge of the popular village of Sandford St Martin**

**No 1 The Pitts:** Kitchen /breakfast room  
Utility room • Cloakroom • Sitting room • Snug  
Three double bedrooms and family bathroom

**No 2 The Pitts:** Kitchen • Sitting room  
Cloakroom • Ground floor bathroom  
Two Bedrooms • Separate access and parking

**Outside:** Large gravelled parking area  
Detached timber stable block • Outdoor arena  
Covered horse walker • Paddock

Approximately 1.4 acres in all • Further 9 acres nearby  
available by separate negotiation

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## DESCRIPTION

1 & 2 The Pitts are a pair of attractive, period, thatched cottages. No 1 has been extended over the years to provide generous sized reception rooms on the ground floor and 3 good bedrooms with a family bathroom on the first floor. The adjoining No 2 is more traditional in its layout with a good sized sitting room, galley kitchen and ground floor bathroom and cloakroom. On the first floor there are two bedrooms and access to a spacious loft area.

The main drive leads down to No 1 from Ledwell Road to an ample parking area. The property currently has an enclosed paddock, 19m x 60m, floodlit outdoor area with flexi-ride surface, detached timber stable block with 4 stables each measuring 16x12, one currently used as a tack / feed store, and a covered 4 horse Monarch horse walker (that will be removed).

No 2 can be accessed both directly from No 1 or from the separate access along Pitts Lane which leads to the enclosed garden and parking area. No 2 would make ideal guest accommodation, lucrative holiday let, or alternatively could be incorporated into the main house, subject to obtaining the necessary planning consents. Whilst 1 & 2 The Pitts is currently a functional compact equestrian property, it would also suit a buyer looking for a good house with outside space and the equestrian facilities could be removed or altered to create further accommodation or for other ancillary uses, again subject to obtaining the necessary planning consents.

## SERVICES

Mains water, electricity. Private drainage. The property also benefits from solar panels on the stable block, a solar thermal water heating array and an air source heat pump.

(No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).



## FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## TENURE

Freehold

## LOCAL AUTHORITY

West Oxfordshire District Council. 01993 861 000

## COUNCIL TAX

No 1 Pitts Lane – Band F  
No 2 Pitts Lane – Band D

## EPC

No 1 Pitts Lane – Rating C (71)  
No 2 Pitts Lane – Rating F (39)

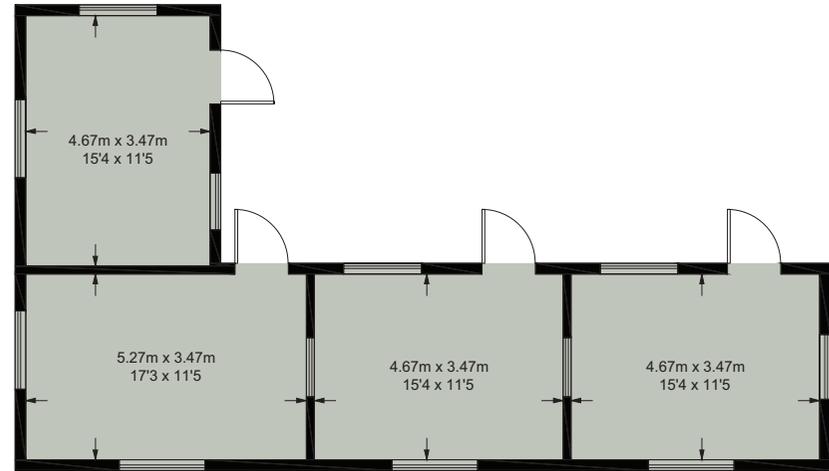
## VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold office, Tel: 01451 830731 Email: [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk) or The London Office T 0207 839 0888 E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)



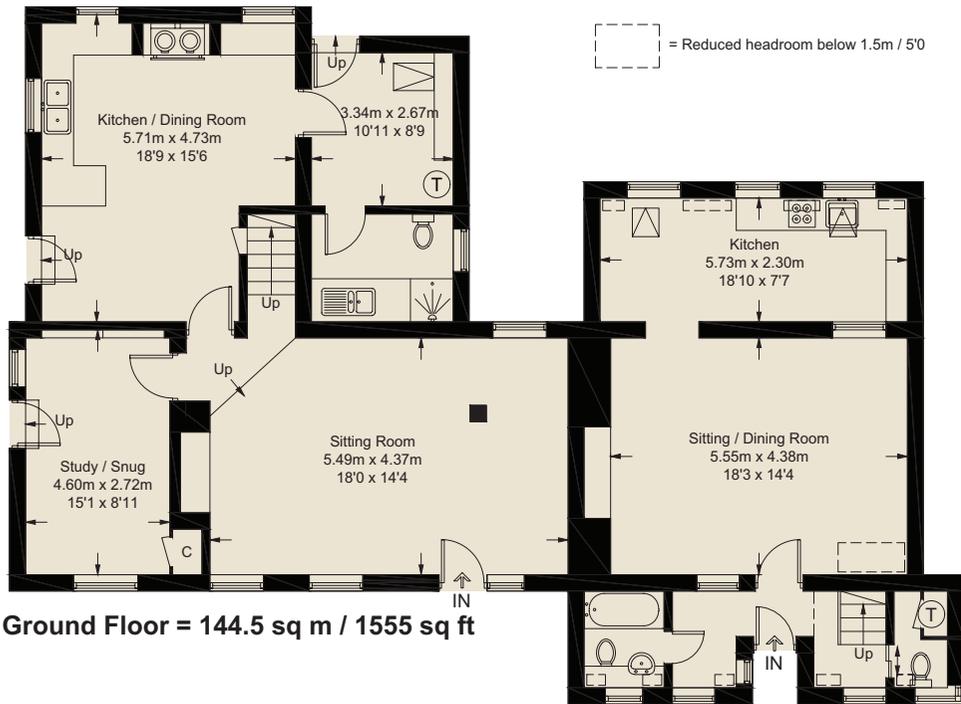
Approximate Gross Internal Area = 244.9 sq m / 2636 sq ft  
 Stables = 67.8 sq m / 730 sq ft  
 Total = 312.7 sq m / 3366 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1227284)

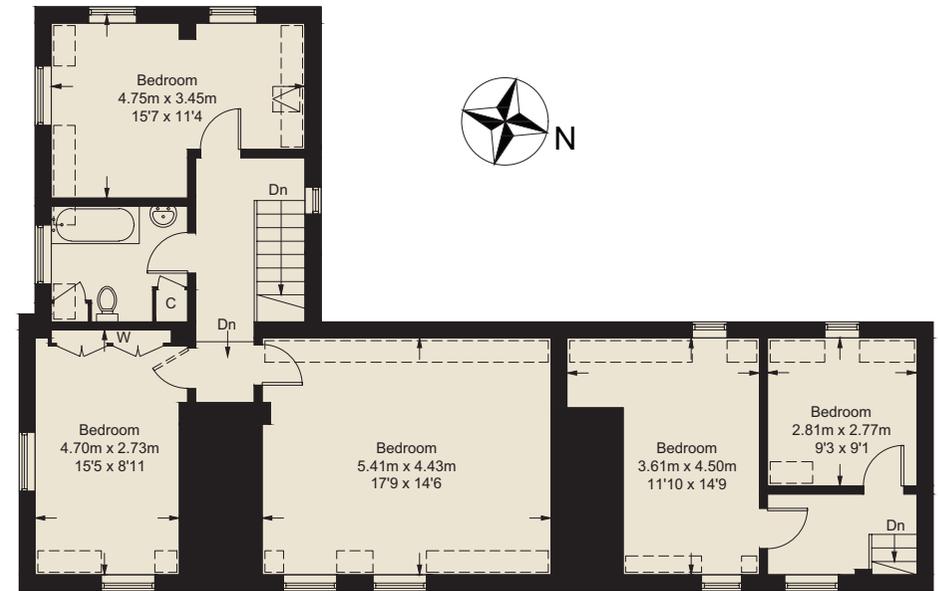


**Stables**

(Not Shown In Actual Location / Orientation)



**Ground Floor = 144.5 sq m / 1555 sq ft**



**First Floor = 100.4 sq m / 1081 sq ft**

## DIRECTIONS (OX7 7AH )

From the village of Sandford St Martin , head north on Ledwell Road. You will pass the church on the right hand side and the access to the Cricket Club on the left. After approximately 300m the access to 1 The Pitts will be found on the right hand side just after the tuning down Pitts Lane.

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### Pubs

The George Inn 4.1 miles  
Falkland Arms, Great Tew 2.6miles  
The Boxing Hare, Chipping Norton 4.4 miles



### Schools

Bloxham School 6.7 miles  
The Warriner School Bloxham 7.1 miles  
Tudor Hall (Girls) School 8.2 miles



### Stations

Banbury to Marylebone 10.5 miles  
Kingham to Paddington 13.2 miles



### Members Clubs

Soho Farmhouse 3.3 miles  
Daylesford Organic, Spa and Bamford  
15.3 miles  
Estelle Manor 12.1 miles

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