







**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

# Sandford House Sandford-On-Thames

**A charming and imposing late 17th Century double fronted Grade II Listed Manor house with South facing private gardens and double garage situated in this well-regarded village within close reach to central Oxford.**

**Accommodation summary: Entrance hall, sitting room, dining room, kitchen/breakfast room, study, four double bedrooms, bathroom, shower room, utility room, South facing garden, double garage and driveway.**

## SITUATION

Sandford-on-Thames is a sought after village located to the south east of Oxford city centre, communication links to the A34 and A40/M40 are excellent. There is a regular bus service through the village into Oxford City (15 minutes away) and Wallingford/Reading. Sandford lock and the Thames path are within a few minutes walk. Sandford-on-Thames village hall is a thriving Community Hub with shop, farmers market and café. Sandford-on-Thames provides a country environment within striking distance of the City.

## DESCRIPTION

Sandford House is an elegant and generously proportioned family home boasting impressive ceiling height throughout, which provides a fabulous sense of space. Set over two floors, it has retained many of its beautiful period features to include original flagstone flooring in the entrance hall, attractive inglenook fireplace, picture rails and exposed cross beams.

The property is entered through a spacious and welcoming entrance hall with original flagstone flooring off which can be found two beautifully proportioned principal reception rooms both with exposed cross beams, oak block parquet flooring and fabulous picture windows overlooking the garden. The sitting room features an imposing inglenook fireplace with bressumer beam housing a wood burning stove and there is a working open fireplace in the dining room. Off the sitting room can be found a third good size reception room currently used as a study/family room. The kitchen is fitted with a matching range of modern shaker style wall mounted and base level units with wooden work surfaces and terracotta tiled flooring. Off the kitchen/breakfast room there is a good size side entrance/store. On the ground floor there is also a contemporary shower room with guest cloakroom and utility area as laid out on the floorplan.

The central staircase leads to a spacious landing off which can be found the four generously proportioned bedrooms along with a family bathroom.

Externally there is a well-established South facing English country wrap around garden with decked terrace perfect for al fresco dining and double garage.

**SERVICES** Mains gas, water and electricity connected.

**LOCAL AUTHORITY** South Oxfordshire District Council

**TAX BAND** G

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