

FOR SALE



Rock Farm Lane, Sandford On Thames
Guide Price £600,000


MARTIN&CO

Rock Farm Lane, Sandford on Thames

Key Notes:

- Spacious four-bedroom detached family home
- Bright dual-aspect living room, separate dining room and dedicated office
- Kitchen with adjoining utility room and downstairs cloakroom
- Principal bedroom with fitted wardrobes and en-suite shower room
- Private rear garden, double garage and driveway providing ample parking
- Quiet cul-de-sac location in sought-after Sandford-on-Thames
- Vacant Possession
- No Onward Chain
- Council Tax Band: F
- No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A spacious four-bedroom detached family home with a double garage, driveway, private garden and no onward chain, ideally positioned on a quiet cul-de-sac in the sought-after village of Sandford-on-Thames.

The accommodation opens into a welcoming entrance hall with stairs to the first floor and access to the principal reception rooms. The ground floor offers a bright dual-aspect living room with a feature fireplace and patio doors opening onto the rear garden, a separate dining room, a fitted kitchen with an adjoining utility room, an office ideal for home working, and a convenient cloakroom.

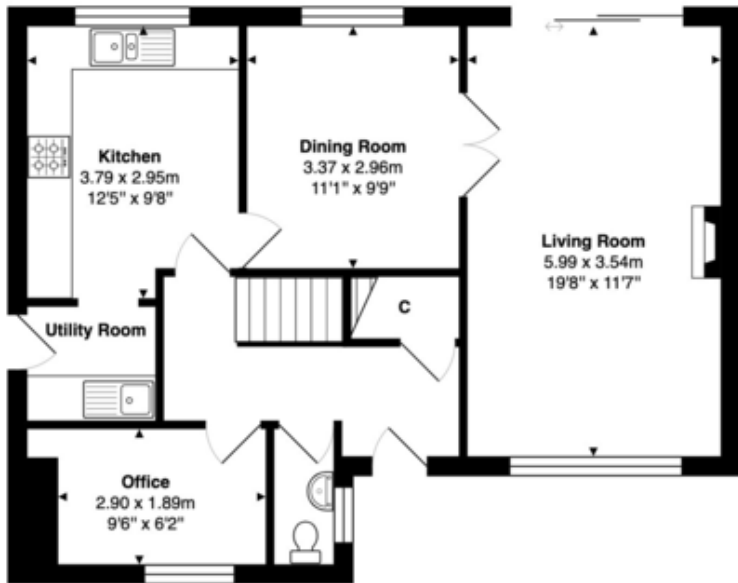
Upstairs, the property offers four well-proportioned bedrooms, all enjoying plenty of natural light. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Outside, the rear garden is mainly laid to lawn with a patio seating area, providing an excellent space for outdoor entertaining and family life. To the front, a driveway and double garage offer ample off-road parking.

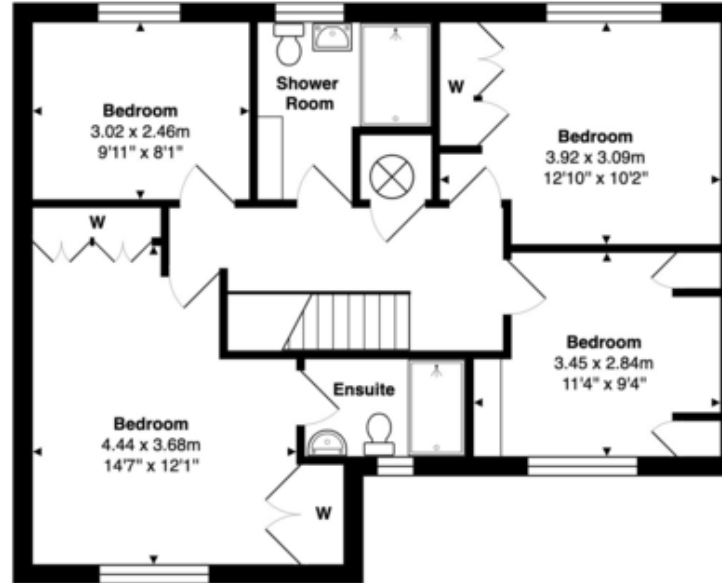
Situated in the desirable village of Sandford-on-Thames, the property enjoys a peaceful setting while remaining within easy reach of Oxford city centre. The village offers local amenities, riverside walks, green spaces and excellent transport links. Offered with vacant possession and no onward chain, the property presents an excellent opportunity for buyers looking to modernise and create a home to their own taste.



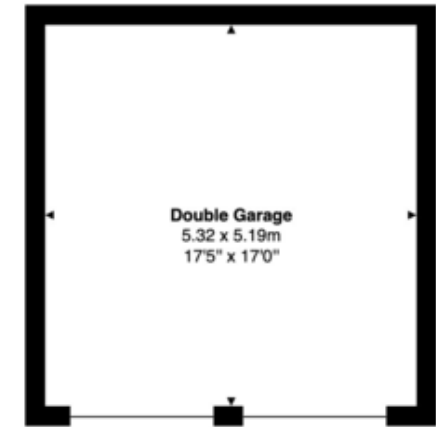




Ground Floor



First Floor



Outbuilding

Approximate Gross Internal Area

Main House 128.5 m² / 1384 ft²
 Garage 27.5 m² / 296 ft²
 Total 156.1 m² / 1681 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

