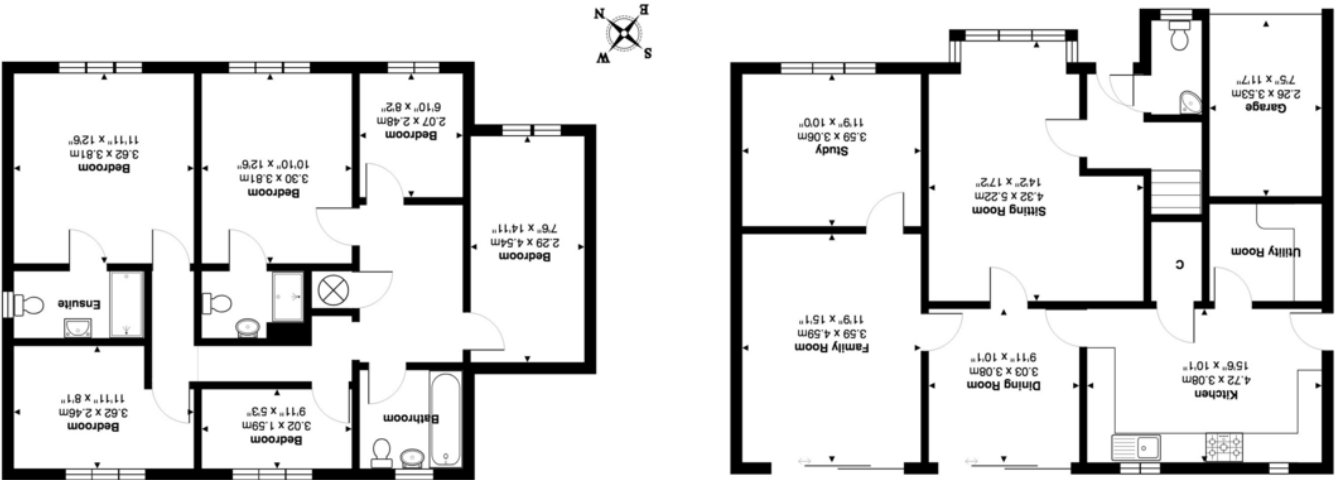


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Approximate Gross Internal Area: 176.0 m² ... 1894 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used as such.
Drawn by E8 Property Services, www.e8ps.co.uk



37 GARNER CLOSE

CARTERTON, OX18 1GA

A detached six bed family house with garage and off street parking and with large south/west facing rear garden.

Detached family house • Three reception rooms • Study • Kitchen with fitted units • Four double bedrooms - 2 en-suite • 2 single bedrooms • Separate family bathroom • South/west facing private garden • Terrace area

Burford 4 miles / Witney 7 miles / Charlbury (Railway Station for London-Paddington) 13 miles / Grendeseter 21 miles / Cheltenham 25 miles / Oxford 18 miles
(All distances are approximate)

Built in 1988 Garner Close is a detached 6 bed family house situated in an enviable position at the far end of a quiet close. The house is complemented by a large private south/west facing garden to the rear and has a garage and off street parking to the front.

Arranged over two floors the front door opens onto an entrance hall with downstairs cloakroom. On the right a part-glazed door leads into a reception room with large bay window overlooking the front garden. The dining room beyond has large sliding glass doors providing plenty of light and overlooking the garden to the rear. The kitchen with adjoining utility room is fitted with a ceramic tiled floor and has painted wooden units with tiled splash-back and an integrated double oven, gas hob and extractor fan. A separate door from the kitchen provides side access to the garden. There is a further good size reception room with sliding glass doors opening onto the rear terrace and garden beyond. There is a good size adjoining study room with window to the front. Stairs with a wooden handrail lead up to the first floor where there are four double bedrooms - two with en-suites plus 2 single bedrooms and a separate family bathroom. The rooms to the rear enjoy far reaching countryside views.

Outside there is a large enclosed south/west facing garden which is laid mainly to lawn and surrounded by mature trees and a wooden gate providing side access. Close to the house, with doors leading from the dining room and family room is a terraced area ideal for al fresco dining. At the front of the house there is a large lawned area and a stone path leading up to the front door along with off street parking for several cars.



SITUATION

Carterton is the second largest town in West Oxfordshire and is about 2 miles south of the A40 road and 4 miles south-west of Witney. The town lies on the edge of the Thames Valley and is close to the Cotswold area of outstanding natural beauty. At first it was known for its market garden produce, but in 1935 the Royal Air Force arrived: RAF Brize Norton is now Britain's largest air base.

The town centre has seen a great deal of development in recent years and now offers a number of large supermarkets including Morrisons, Asda and Aldi, banks, three Churches independent retailers, barbers/hairdressers, lending library, numerous eateries, a modern leisure centre with swimming pool and gymnasium as well as a large medical centre that has a dentist and dispensing chemist. There are five primary schools, one secondary school and several sports clubs positioned around the town.

DIRECTIONS (OX18 1GA)

From Burford head south on the High Street/A361. Take the second exit onto the Oxford Road/A40. In just under 400 yards will be a right hand turning signposted for Carterton/Brize Norton/Burford Garden Centre. Proceed onto Shilton Road towards Carterton. You will reach Carterton in just over 2 miles. Upon entering Carterton, take the first left onto Shillbrook Avenue. Garner Close will be again, your first left. Follow the close round and take the second turning on your left on Garner Close.

SERVICES

Mains drainage, electricity and gas central heating.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation.

TENURE & POSSESSION

The property is freehold and offers vacant possession on completion.

LOCAL AUTHORITY

West Oxfordshire District Council - Council Tax Band: E

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair - 01993 220555.