



# KING'S COURT

SELLWOOD DRIVE, CARTERTON, OXFORDSHIRE, OX18 3AZ

**PENNY &  
SINCLAIR**

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**Well presented Special Omar Park Home designed and built two double bedroom Park Homes for the over 50's**

Exclusively for the Over 50's • New Development of 28 Park Homes • Reserve for £1000 • Living room with feature fireplace • Integrated kitchen appliances • Two double bedrooms • En-suite to master • Family bathroom • An allocated parking space

Burford 4 miles / Witney 7 miles / Charlbury (Railway Station for London-Paddington) 13 miles / Cirencester 21 miles / Cheltenham 25 miles / Oxford 18 miles

King's Court is a new development of 28 special Omar Park Home designed and built Park Homes for the over 50's. King's Court, the most recent development of Morrison Park Homes, comprise kitchen with integrated appliances, dining area, living room with a feature fireplace, two double bedrooms with an en-suite to master and a final family bathroom. The homes benefit from a landscaped garden, brick built shed and an allocated parking space.

The park is located a short walk from Carterton town centre in the beautiful Oxfordshire Costwolds and is close to all the attractions the region has to offer. Despite its tranquil setting, King's Court is within easy reach of the abundance of shops and amenities the town has to offer. Close by is Burford, one of the most picturesque towns in England. Often referred to as the 'Gateway to the Cotswolds', the town is famous for its medieval bridge, old stone houses and attractive Tudor and Georgian frontages.

## 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 3AZ)**

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. Continue straight and take the second exit at the mini roundabout. Proceed onto Burford Road and go straight over the traffic lights. King's Court entrance will be on your left hand side opposite the Methodist Church.

#### **SERVICES**

Mains drainage, electricity and gas central heating.

#### **FIXTURES & FITTINGS**

Certain items may be available by separate negotiation.

#### **LOCAL AUTHORITY**

West Oxfordshire District Council

#### **VIEWING ARRANGEMENTS**

Strictly by appointment with Penny & Sinclair - 01993 220555.

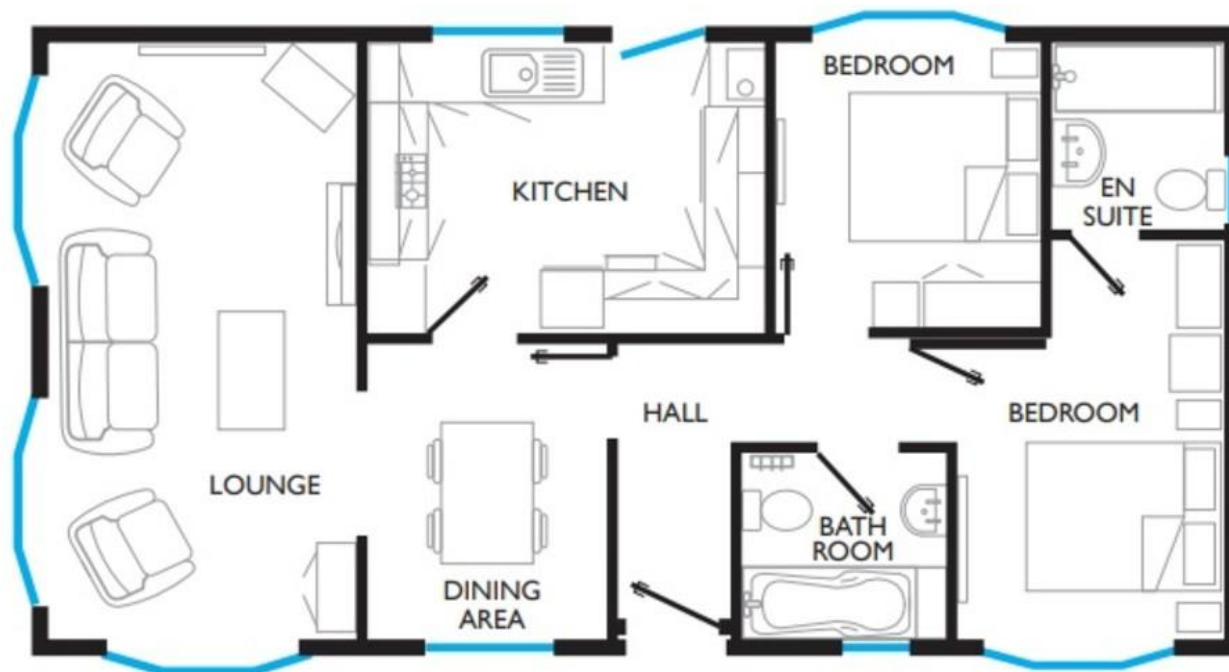
#### **RESERVE**

Reservation fee: £1000

#### **IMPORTANT NOTICE**

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.





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