



8 BLUEBELL WAY

CARTERTON, OX18 1JZ

**PENNY &
SINCLAIR**

8 BLUEBELL WAY

CARTERTON, OX18 1JZ

An excellent four bedroom family home with double garage and parking situated on this popular development walking distance of nearby shops.

Detached house • End of chain • Kitchen/breakfast room and utility • Dining room • Sitting room • Study & Family room • Four double bedrooms • En-suite and dressing room to master • Double garage & off street parking

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

(All distances are approximate)

An impressive detached, four bedroom family home bordered by a low hedge to the front and sides and situated in an enviable corner position. The front door opens into a large welcoming entrance hall with cloakroom, dining room, double doors leading into the sitting room with French doors opening to the rear garden, study, kitchen/breakfast room with ample units including integrated appliances and French doors leading into the garden. Adjacent to the kitchen is a further reception room with access to the garden and a generous utility room.

On the first floor there are four generous bedrooms, family bathroom, with the master having an en-suite shower room and dressing room.

The enclosed north/east facing rear garden is mainly laid to lawn with various trees and shrubs and a private decking area. As well as having direct access to the garage from the garden, side access leads you to the off street parking that approaches the double garage.

This is an excellent family home and viewing is highly recommended.





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 1JZ)

From Burford head south on the High Street/A361. Take the second exit onto the Oxford Road/A40. Continue on the A40 for approximately 1.8 miles and turn right onto Burford Road towards Crocodiles of the World. Proceed along Burford Road for just over 1.5 miles where at the junction, turn right. At the roundabout, take the 1st exit onto Monahan Way and turn right onto Bluebell Way. The driveway entrance to the parking and garage will be your 2nd left before the roundabout where you can park and walk to no.8.

SERVICES

Mains drainage, electricity and gas central heating.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation.

TENURE & POSSESSION

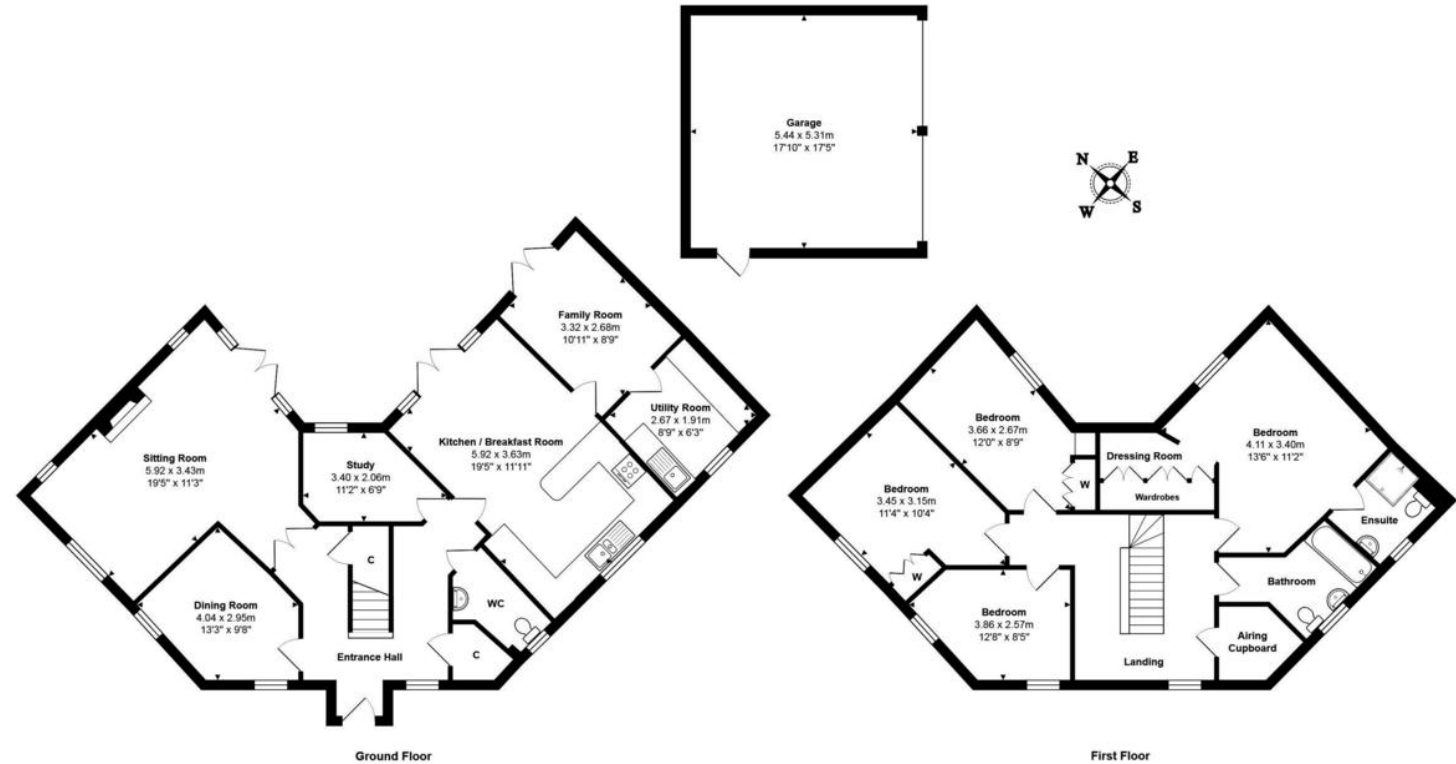
The property is freehold and offers vacant possession on completion.

LOCAL AUTHORITY

West Oxfordshire District Council - Council Tax Band: F - £2,603.85

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair - 01993 220555.



Approx. Gross Internal Area: 213.7 m² ... 2300 ft² (including garage)

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

**PENNY &
SINCLAIR**

01993 220555

97 High Street, Burford, Oxfordshire,
OX18 4QA

burford.sales@pennyandsinclair.co.uk

IMPORTANT NOTICE Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact; iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property; vii) all measurements are approximate.