



## 6 Spurrett Gardens, Carterton OX18 3PB

Draft details - may be subject to alterations.

A very attractive 3 bedroom semi-detached house, built in 2018 and situated in this small close of only 8 similar homes. The property is finished to a high specification, in a modern contemporary style with rendered elevations. The spacious and light accommodation throughout includes a large hallway leading to the living room at the rear, a good size kitchen/dining room to the front, a utility room and cloakroom, together with 3 bedrooms, an ensuite and family bathroom. There is gas central heating; underfloor to the ground floor and double glazed windows in a dark grey finish, plus the additional benefit of a lovely south facing private rear garden, with gated access from the driveway; offering space for for 2 vehicles. £100 per annum (2024) is paid for running the onsite pump required for drainage.

**THOMAS  
MERRIFIELD**  
SALES LETTINGS  
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t. 01993 772000

**Price £385,000**  
[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)



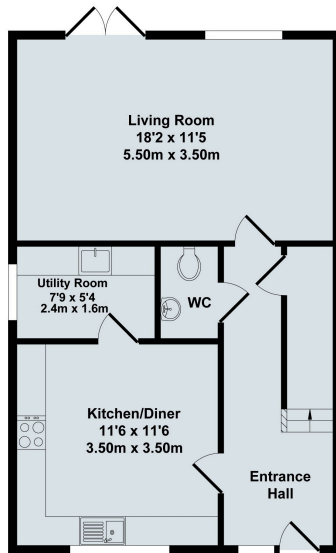


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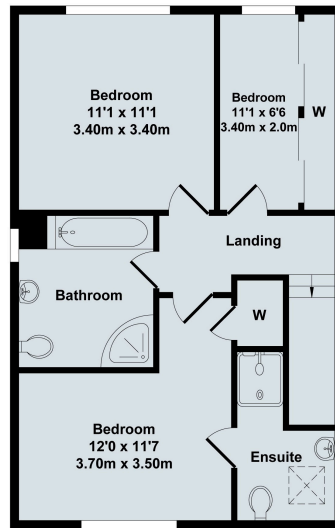
- Entrance Hall
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- Living Room
- 3 Bedrooms
- Ensuite & Family Bathroom
- Double Glazing & GCH
- South Facing Garden
- Driveway Parking For 2 Vehicles

### Directions

Leave Witney via A40 in an easterly direction. Proceed towards Carterton and exit A40 at the Carterton turning. Turn left at the end of the slip road and continue along, turning right at the roundabout towards Carterton. Follow the road over the next two roundabouts and right at the following roundabout onto Upavon Way. Turn left at the mini roundabout onto Brize Norton Road. Pass through the traffic lights at Carterton town centre and take the sixth turning on the right into Lawton Avenue. Take the second right into Spurrett Gardens. The property is then found on the right hand side. 30D24



Ground Floor



First Floor

**6 Spurrett Gardens, Carterton**  
 Total Approx. Floor Area 1011 Sq.Ft. (94.0 Sq.M.)  
 All items illustrated on this plan are included in the "Total Approx Floor Area"



### Local Authority:

WODC Tax Band C / EPC Rating: 84/B

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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