



61, Burford Road
Carterton, Oxfordshire OX18 3AQ

61 Burford Road, Carterton, Oxfordshire OX18 3AQ

A beautifully presented and tastefully extended, 4 bedroom detached house, built around 2015 and occupying a non-estate position in this popular Town. The spacious accommodation benefits from both gas fired (radiator) central heating and double glazing and features a downstairs cloakroom, a living room, a family room/study, a light and airy kitchen/dining room (with bi-fold doors opening out onto the rear garden) and a useful utility room. On the first floor are 4 good bedrooms (the master bedroom boasting an en-suite shower room) and a family bathroom. Gardens are found to both front and rear and there is rear access to a garage and driveway parking. EPC Rating: 83/B.

All mains services. Ultrafast broadband. Mobile & Data: EE, Vodafone- Likely.

Distances: Witney Market Square c. 6.6 miles / Burford c. 3.8 miles / Oxford c. 17.5 miles / Hanborough Rail Station c. 12.2 miles

Directions

Enter Carterton towards the town centre via Brize Norton Road and then turn right at the crossroads onto Burford Road. Number 61 is found on the left hand side, marked by a Thomas Merrifield For Sale board.

30125





Ground Floor

Gas (Radiator) Central Heating

Entrance Hall

Double Glazing

Cloakroom

Living Room

Outside

Family Room/Study

Garage to Rear

Kitchen/Dining Room

Driveway Parking

Utility Room

Patio and Gardens

First Floor

Landing

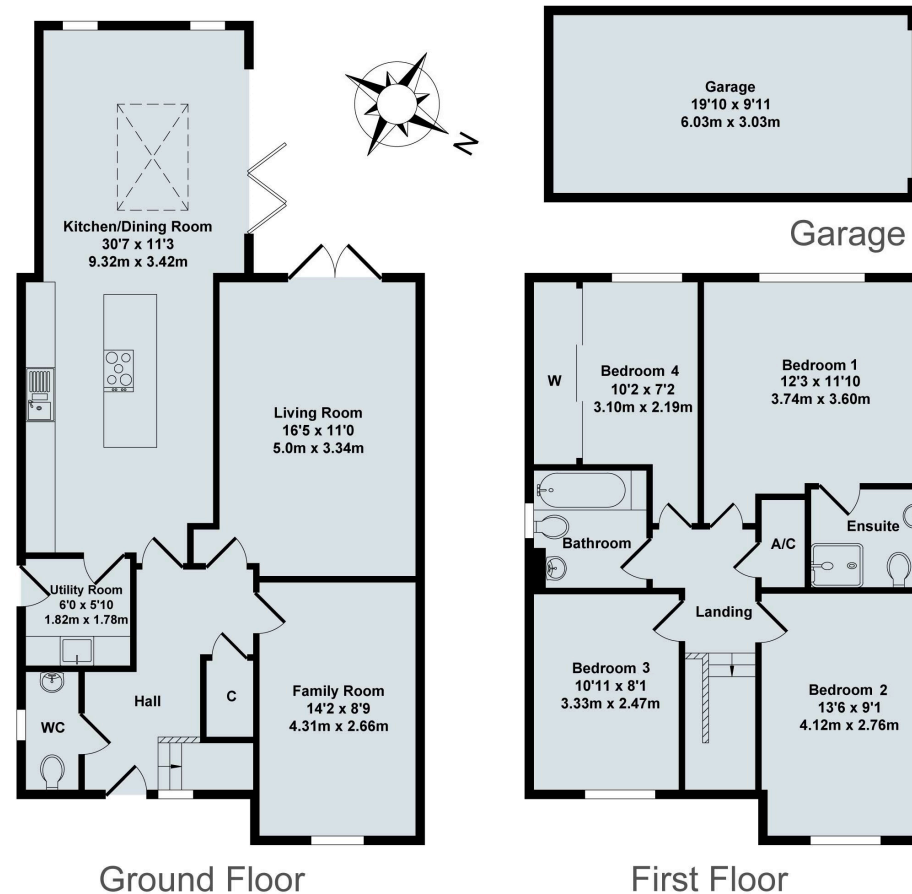
4 Good Sized Bedrooms

En-Suite Shower Room

Family Bathroom

Guide Price £500,000 Freehold
WODC Council Tax Band: E
Current EPC Rating : 83/B





61 Burford Road, Carterton

Total Approx. Floor Area 1631 Sq.Ft. (151.50 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

Importance Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.