

established 200 years

Tayler & Fletcher



Manor Barn

43 Lawton Avenue, Carterton, Oxfordshire, OX18 3JY

Guide Price £599,000





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A charming and well presented semi-detached four bedroom Grade II Listed period barn conversion with private garden, workshop - garage and parking located within walking distance to the amenities available in Carterton.



LOCATION

Manor Barn, 43 Lawton Avenue is situated in the heart of Carterton, which is the second largest town in West Oxfordshire and was founded soon after 1900 as a colony of smallholders on agricultural land in the northern part of Black Bourton parish. Carterton's later growth was closely related to the expansion of the RAF airbase at Brize Norton.

Carterton is now a thriving town with excellent local amenities including a number of large supermarkets, hairdressers, library, numerous eateries, a modern leisure centre with swimming pool and gymnasium. There is also a medical centre with dentist and chemist. There are five primary schools, one secondary school and several sports clubs.

From Carterton, the area's larger commercial centres of Cheltenham (26 miles) and Oxford (19 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (13 miles), Kingham (14 miles) and Oxford Parkway (17 miles) and a comprehensive local bus network.

DESCRIPTION

Manor Barn, 43 Lawton Avenue is a charming and well presented semi-detached Grade II Listed period barn conversion located within walking distance to the local amenities available in Carterton.

The property comprises an entrance hall, cloakroom, sitting room, kitchen - dining room and utility room downstairs. There is the master bedroom with en suite shower room, three guest bedrooms and a family bathroom upstairs. There is a private east facing principal garden, a private north facing courtyard garden and integrated workshop - garage plus ample parking for multiple cars.

Approach

Paved pathway leads to timber framed front door with glazed insert panels to:

Entrance Hall

Tiled flagstone flooring. Exposed oak timber beams. Double glazed window to the front elevation. Timber framed door to:

Cloakroom

With low level WC with standard cistern. Wash hand basin with mixer tap, tiled splashback and cupboard below. Tiled flagstone flooring. From the entrance hall, timber framed door to:

Sitting Room

Recessed fireplace with gas wood effect fire with stone surround, hearth and oak timber beam above. Exposed oak timber beams. Double glazed windows to the rear elevation. Timber framed French doors with glazed insert panels providing direct access into the garden. Timber framed door to:

Kitchen - Dining Room

Modern fitted storage units to the wall and base level with quartz work surfaces. Breakfast bar area. Sink unit with mixer tap and tiled splashback. Belling gas double oven and grill. Belling six ring gas hob with extractor above. Bosch dishwasher. Bosch refrigerator and freezer. Space and plumbing for washing machine. Exposed stone walls. Exposed oak timber beams. Tiled flooring. Recessed ceiling spotlighting. Double glazed windows to the side elevation. Timber framed door with glazed insert panels providing direct access into the garden. Timber framed door with glazed insert panels to:

Utility Room

Laminate work surface with cupboards below and space and plumbing for tumble dryer. Exposed stone walls. Tiled flooring. Translucent roof with double glazed windows to the front, rear and side elevations. Timber framed door with glazed insert panels providing direct access into the courtyard garden. From the entrance hall, stairs with oak timber balustrade rise to:

First Floor Landing

Exposed oak timber beams. Timber framed door to airing cupboard. Recessed ceiling spotlighting. Velux double glazed windows to the rear elevation. Timber framed door to:

Master Bedroom

Vaulted ceiling with exposed oak timber beams. Built-in wardrobe. Double glazed windows to the front and side elevations. Timber framed door to:

En Suite Shower Room

Low level WC with standard cistern. Wash hand basin with mixer tap and tiled splashback. Shower cubicle with overhead shower. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Exposed oak timber beams. From the first floor landing, timber framed door to:

Bedroom 4

Exposed oak timber beams. Built-in wardrobe. Double glazed window to the front elevation. From the first floor landing, timber framed door to:

Bedroom 3

Exposed oak timber beams. Double glazed window to the front elevation. From the first floor landing, timber framed door to:

Family Bathroom

With low level WC with standard cistern. Wash hand basin with mixer tap, tiled splashback and cupboard below. Panelled bath with shower attachment. Shower cubicle with overhead shower. Heated towel rail. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Exposed oak timber beams. From the first floor landing, timber framed door to:

Bedroom 2

Exposed oak timber beams. Double glazed window to the side elevation.

OUTSIDE

Manor Barn, 43 Lawton Avenue has a private east facing garden. This features a paved patio area adjacent to the property, which facilitates outside dining and entertaining. This leads onto an area of lawn bordered by mature shrubs and plants with Cotswold stone walling, timber trellis fencing and hedging bordering the property. Garden pond. There is an additional private north facing courtyard garden off the side of the property which features an area of paved patio with raised flower bed, mature shrubs and plants bordered by Cotswold stone walling and timber trellis fencing. There is a private driveway providing ample parking for multiple cars with timber garden shed and integrated workshop - garage.

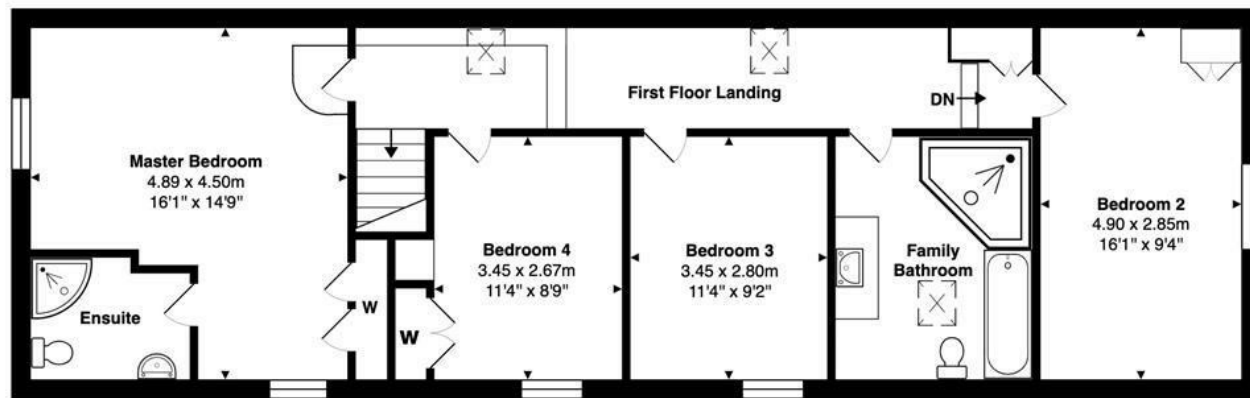
SERVICES

Mains electricity, water and drainage. Mains gas central heating,

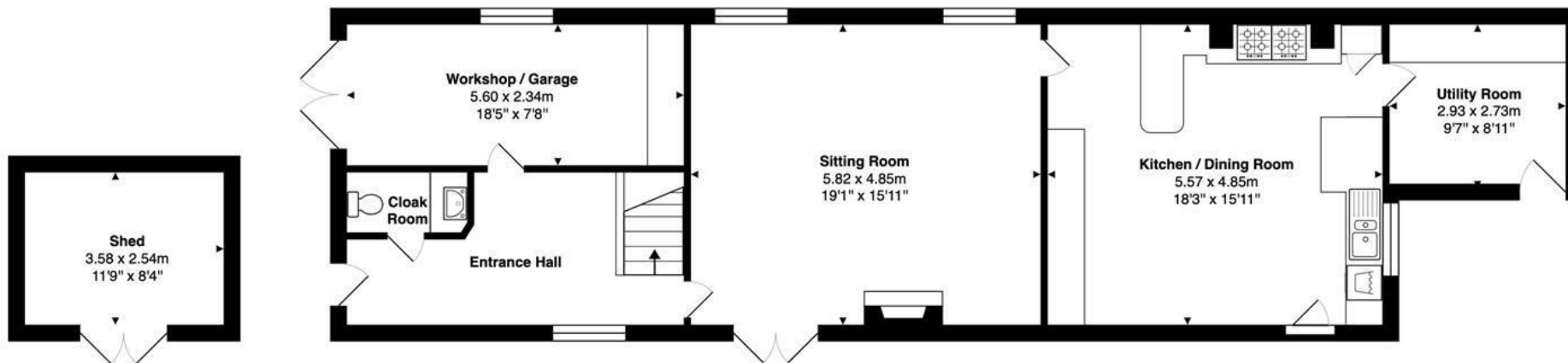
LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'E' Rate payable for 2024 / 2025 £2814.61





First Floor



Ground Floor



Approximate Gross Internal Area:

180.3 m² ... 1940 ft² (excluding shed)

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



Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.