

established 200 years

Tayler & Fletcher



Greyhound Lodge
6 Home Close, Carterton, OX18 3GQ
Guide Price £420,000





Greyhound Lodge

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A charming and well presented two bedroom semi-detached period barn conversion with private south facing garden including outdoor studio and office - gym located in a peaceful position within walking distance to local amenities.

LOCATION

Greyhound Lodge, 6 Home Close is situated in a peaceful residential cul de sac in 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 supermarkets, hairdressers, library, numerous eateries, a modern leisure centre with swimming pool and gymnasium. There is 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), Kington (14 miles) and Oxford Parkway (17 miles) and a comprehensive local bus network.

DESCRIPTION

Greyhound Lodge, 6 Home Close is a charming and well presented semi-detached period barn conversion.

The property is located within walking distance to the local amenities available in Carterton and comprises a kitchen - dining room, hallway, master bedroom, guest bedroom, family bathroom and sitting room. There is a private low maintenance south facing garden which includes a studio and office - gym.

The property would make an ideal home for a First Time Buyer or professional couple. Equally, it could be a good investment for either long term or holiday lettings purposes.

Approach

Timber framed front door to:

Kitchen - Dining Room

Modern fitted storage units to the wall and base level with timber work surfaces. Sink unit with mixer tap and tiled splashback. Electric oven and grill. Five ring gas hob with extractor above. Space for refrigerator and freezer. Space and plumbing for washing machine. Vaulted ceiling with exposed oak timber beams. Recessed fireplace with wood burning stove and hearth. Ceiling spotlighting. Oak timber flooring. Underfloor heating. Double glazed windows to the front and rear elevations. Velux double glazed windows to the rear elevation. Timber framed door to cupboard housing the gas central heating boiler. Proceed through to:



Hallway

Continuation of oak timber flooring. Underfloor heating. Exposed oak timber beams. Double glazed windows to the rear elevation. Velux double glazed windows to the rear elevation. Timber framed door to:

Master Bedroom

Vaulted ceiling with exposed oak timber beams. Oak timber flooring. Underfloor heating. Double glazed windows to the front elevation. From the hallway, timber framed door to:

Bedroom 2

Vaulted ceiling with exposed oak timber beams. Oak timber flooring. Underfloor heating. Double glazed windows to the front elevation. From the entrance hallway, timber framed door to:

Family Bathroom

With low level WC with standard cistern. Wash hand basin with mixer tap. Roll top bath with shower attachment. Shower cubicle with overhead rain effect shower. Chrome heated towel rail. Tiled flooring. Underfloor heating. Vaulted ceiling with exposed oak timber beams and exposed stone walls. From the hallway, timber framed door to:

Sitting Room

Vaulted ceiling with exposed oak timber beams and exposed stone walls. Recessed fireplace with stone hearth. Flagstone flooring. Underfloor heating. Window to the side elevation. Double glazed windows to the rear elevation. Timber framed French doors with double glazed insert panels providing direct access into the garden.

OUTSIDE

Greyhound Lodge, 6 Home Close has a private low maintenance south facing garden. This features an area of paved patio and artificial lawn bordered by mature shrubs and plants and timber fencing. Timber framed garden studio with oak timber flooring and double glazed windows and doors. Timber framed office - gym with double glazed windows and doors. Timber framed gate enabling easy access in and out of the garden when required.

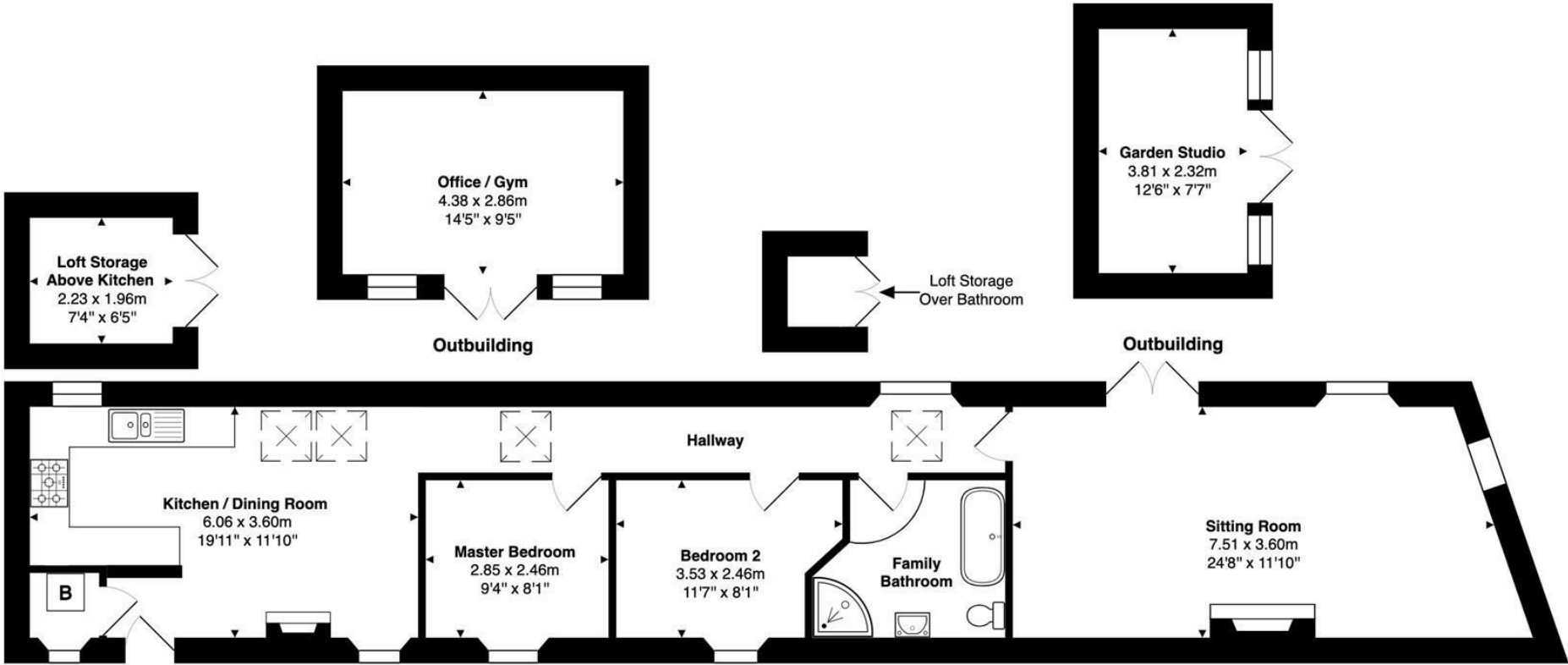
SERVICES

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 'C' Rate payable for 2024 / 2025 £2046.99





Ground Floor

Approximate Gross Internal Area

82.2 m² ... 885 ft² (excluding loft storage above kitchen, garden studio, office / gym)

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.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 45 | 80 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |