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# Taylor & Fletcher



**Carterton Manor, 17 Corbett Road**  
Carterton, OX18 3LG  
**Asking Price £925,000**





# Carterton Manor, 17 Corbett Road

Carterton, OX18 3LG

*A UNIQUE OPPORTUNITY TO ACQUIRE A WONDERFUL SPACIOUS DWELLING IN LOVELY PRIVATE GROUNDS, SITUATED ON THE EDGE OF CARTERTON AND YET ONLY MINUTES FROM THE TOWN CENTRE.*

## LOCATION

17 Corbett Road is situated on a much sought after, road on the edge of town. Carterton is the second largest town in West Oxfordshire and was founded by William Carter soon after 1900 as a colony of smallholdings on agricultural land in the northern part of Black Bourton Parish. Carterton's later growth was closely related to the expansion of the adjacent RAF airbase of Brize Norton.

Carterton is a friendly thriving town with excellent local amenities including 3 large supermarkets and a weekly market. It has hairdressers, a library, numerous eateries, a modern leisure centre with swimming pool and gymnasium, two Medical Centres, four Dentists, two Opticians, five primary schools, a secondary school and Community College along with several sports Clubs. There are a number of Churches including C of E; Catholic and Methodist.

From Carterton the area's large commercial centres of CHELTENHAM (26 Miles); SWINDON (20 Miles); and OXFORD (19 Miles), are all within easy travelling distance, as is the motorway network via the A40 and M40, also 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). There are regular Bus services into Witney and Oxford (and on to London every half hour).

## DESCRIPTION

CARTERTON MANOR is an imposing detached residence having two double garages approached by the sweeping gravel drive with in and out gateways. It has a large front lawn with mature trees and bushes. There is a separate self contained two bed roomed flat above the garages with its own front door between the garage doors.

The house is double glazed throughout and has radiators in all the rooms. The main Gas boiler is serviced annually and has maintenance certificates available for inspection.

## CARTERTON MANOR GROUND FLOOR

Conservatory style porch with double doors to the front and windows to the sides, doors to the inner hall with double doors to the entrance hall; a recess that used to be the telephone alcove in the 1930's; under stairs cupboard housing the main fuse board and security light switches.

Off this main hallway there is a downstairs cloak room with wall mirror, cloak cupboard and wash hand basin with cupboard under and plumbing for washing machine if necessary, radiator and window overlooking the front of the house and separate WC with extractor fan controlled by the light switch plus small radiator.

Off the Main entrance Hall to the right is a large Sitting Room it has large windows overlooking the garden both to the West and the North. Radiators on two walls and a fireplace with

electric coal effect convector heater. This room has high ceilings with coving and central ceiling rose and pendant light fitting.

Opposite the main entrance is a further large Sitting room/Library with coved ceiling and central ceiling rose with pendant light fitting and wall lights. It has handmade solid Brazilian Mahogany glazed doors to the book shelves with drawers under. On one side there is an illuminated drinks cabinet and on the other is a fitted work station with drop down shelf. (Both units are demountable and are available by separate negotiation). Patio Doors leading to the garden and two radiators.

To the left of the main hallway is a door leading to the Dining Room which again has high ceilings etc., with fitted glazed wall unit and cupboards under: Large window to the front of the property: Two radiators: Door leading to the Kitchen.

## KITCHEN/BREAKFAST ROOM

Integrated Siemens Fridge: Bosch Dishwasher: high level Hotpoint Double gas ovens: sink unit with H.C. & Filtered Water taps; cupboards under: Gas Hob with extractor fan over: Breakfast Bar with cupboards under: A built in Cupboard unit with controls for the Central Heating System and Hot Water, a shelving unit with covered in Gas Central Heating Boiler below, on the Pantry side is a built in cupboard with central heating pipes which makes a good airing cupboard. Large Walk In Larder with shelving.

## UTILITY/LAUNDRY ROOM

Wall and base units; double sink unit with H & C and plumbing for Washing Machine under. Walk in Store cupboard with shelving. Radiator: Door into Double Garage.

## GARDEN ROOM/SUN LOUNGE

Wall Tap for Cold water supply. Door to Double Garage and door to the outside porch, (with Lighting); wall radiator; Patio doors to the garden.

## GARAGES

Two good sized double garages with electric up and over doors. One garage fitted with Belfast sink and H & C water supply: A WC with wash hand basin and cupboard: Fitted Wall Cupboards and shelving in both garages and a work bench in the one which does not have the sink unit: Under stairs store area: Light and power in both garages: Gas Central heating boiler and main water and electric supply to the flat above, outside tap:

## CARTERTON MANOR FIRST FLOOR

Galleried Landing leading to four Double bedrooms: Separate WC; Bathroom: door to inner hallway, which has a door for access to the Flat and staircase to 2nd floor.

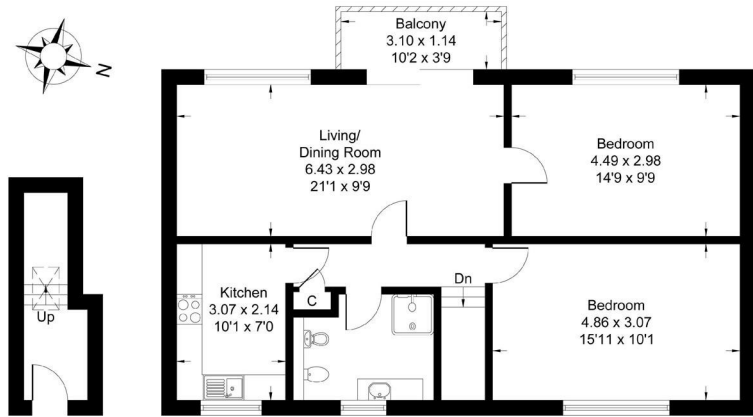
Bedroom 1: Built in wardrobe with cupboard and shelf; radiator: windows to the North and East side.

Bedroom 2: Fitted illuminated corner cupboard opposite the





Approximate Gross Internal Area = 72.84 sq m / 784 sq ft



Ground Floor

First Floor

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 and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



en suite; Airing cupboard; fitted mirrored wardrobe and drawer units; en suite having Bath with shower accessory; wash hand basin; W.C and Bidet. Radiator: Window to the north side.

Bedroom 3: Large double bedroom with fitted wardrobes: Fitted vanity unit with H & C and Mirror over: Wall cabinet: Radiator: Window overlooking the back garden with distant country views.

Bedroom 4: Good sized double bedroom with built in vanity unit with wash hand basin with H & C water supply: Built in wardrobes and drawers: Airing cupboard with hot water cylinder and shelving. Radiator: Window facing west overlooking the garden.

Bathroom: Corner bath with shower attachment, WC, Bidet, wash hand basin, 2 radiators: Window to South side: Wall Mirror and cabinet.

Separate WC:

**CARTERTON MANOR SECOND FLOOR**

Converted in 1985/86 with strengthened floor joists to accommodate the Office/Study/5th Bedroom: Eaves storage: doors to Cold water Tanks One for the main house and the other for the En-suite below bedroom 2.

**SELF CONTAINED FLAT**

Situated above the garages and accessed by a separate front door and staircase between the two garage doors (plus the other access from the first floor of the main house). It has two bedrooms, Lounge, Kitchen with stainless steel sink unit, cupboards above and below the worktop, Electric oven with hob and extractor fan hood. Plumbing for washing machine; Shower room with WC & Bidet and wash hand basin set in base unit with drawers and cupboard. The large Dining/Lounge has a fitted fireplace with an electric fire (There is a gas supply should a Gas Fire be preferred) patio doors to a balcony and the flat overlooks the garden at the rear of the property. All rooms have central heating radiators connected to the gas fired boiler in the garage below.

The current Tenant is under contract until April 2025 but is aware that the property is being sold. The rental income of the flat is £10,200 per annum.

**OVERALL EXTERIOR**

Carterton Manor is approached off Corbett Road via a U shaped driveway with in and out access. It has a main lawn and lawns and borders to the sides. There is vehicular access to the left hand side of the property via a shared driveway, which has a gateway entrance on to the rear lawn with fruit trees and mature shrubs and plants. There is a pedestrian access to the right via wooden gate leading onto a patio which stretches the whole length of the west side of the property and leads down to a rear lawn with mature fruit trees and shrubs as well as well established larger trees. The right hand side pathway leads down to a greenhouse and covered walkway. The greenhouse has Power and light. The walkway has lighting which is operated via an outside switch on the wall of the main house. There is also a "streetlight" at the steps near the pathway operated by the same system. There is a large paved patio in the garden which is partly sheltered by the 'Bramley' Apple tree.

**SERVICES**

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

**FIXTURES & FITTINGS**

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

**LOCAL AUTHORITY**

West Oxfordshire District Council  
Woodgreen  
Witney  
Oxfordshire  
OX28 6NB  
(Tel: 01993 861000)  
www.westoxon.gov.uk

**COUNCIL TAX**

Council Tax band G. Rate Payable for 2023/ 2024 £3470.02  
Carterton Manor.  
Council Tax band B. Rate Payable for 2023/ 2024 £1619.35  
Flat

**VIEWING**

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

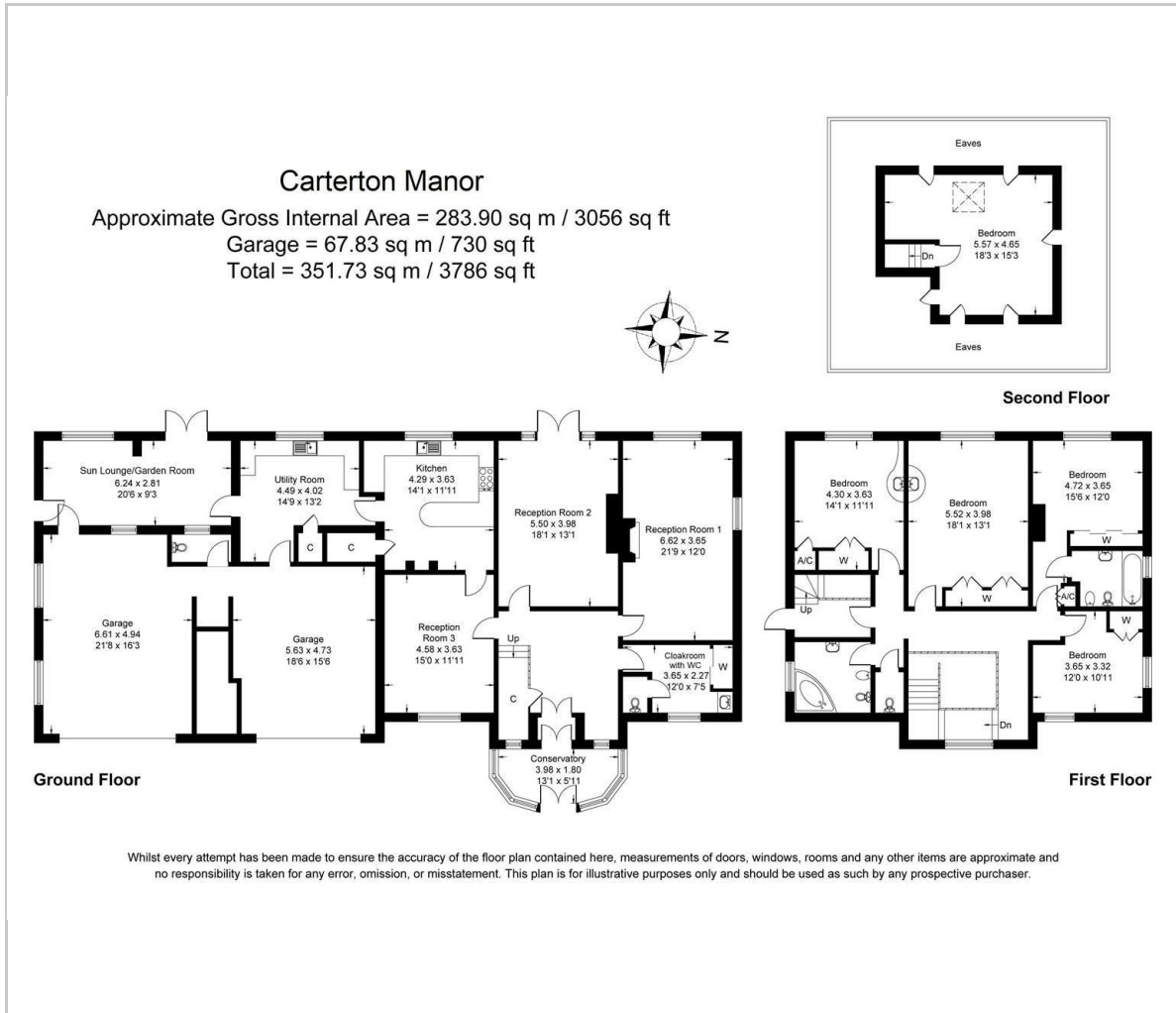
**EPC**

Carterton Manor EPC Rating E  
The Flat EPC Rating C

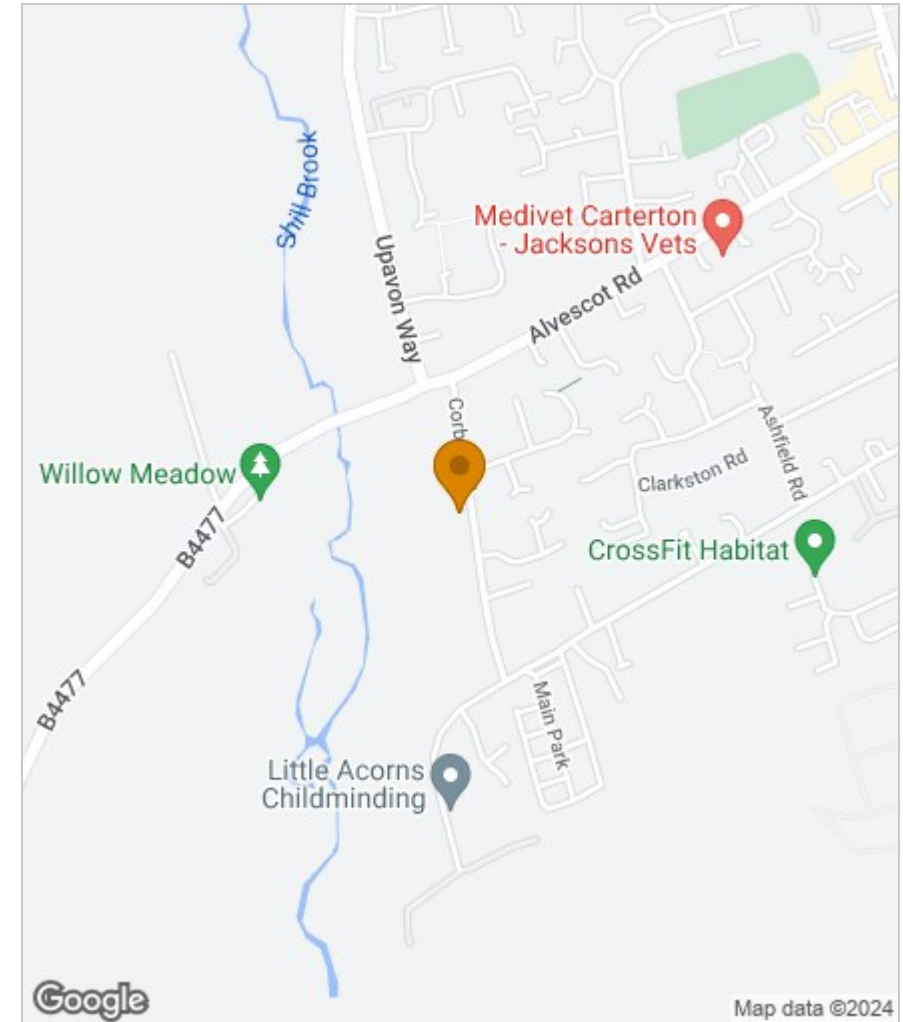
**DIRECTIONS**

WHAT3WORDS ///soaps.struts.power

## Floor Plan



## Area Map



## Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

