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Taylor & Fletcher



Copper Beeches & Snookers Rest, 17, Corbett Road

Carterton, OX18 3LG

Guide Price £1,200,000



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Copper Beeches & Snookers Rest, 17, Corbett Road Carterton, OX18 3LG

Charming detached chalet style bungalow located on Corbett Road in the lovely town of Carterton. This property boasts not only a prime location but also ample space with 3 reception rooms, 4 bedrooms, and 3 bathrooms. The property provides a sense of privacy and tranquillity, ideal for those seeking a peaceful retreat. The property's layout offers a seamless flow between the living spaces, creating a harmonious environment for everyday living. In addition to this is 'Snookers Rest' which is a large Annex/recreational building offering a number of uses.

LOCATION

Corbett Road is situated on the edge 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 are also two medical centres and four dentists, five primary schools, one secondary school and community college along with several sports clubs.

From Carterton, the area's larger commercial centres of Cheltenham (26 miles) Swindon (20 miles) and Oxford (19 miles) are all 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

To the rear and backing onto fields and the river Shilbrook sits 'Copper Beeches' which was especially designed and built by the current owners and completed in December 2018. The beautiful chalet bungalow has spacious well laid out accommodation and the property has many high specification features including wheelchair access, solid oak doors throughout, marble window sills, beautifully fitted kitchen and bathrooms. In addition to this is 'Snookers Rest' which is a large Annex/recreation building built in 1991 with large open plan ground floor space, kitchen, sleeping accommodation above with ensuite bathroom and integral garage below. The property could easily be converted subject to the usual regulations. Would make an ideal Holiday Let, Airbnb or rental property for someone looking for an income.

ACCOMMODATION - COPPER BEECHES

GROUND FLOOR

Main entrance door windows to front and side, to inner hall with under floor heating, pelmet and ceiling lights, large coats cupboard, burglar alarm. Veranda to front of property.

Main Hallway entered via glazed double doors. This large hallway has pelmet and ceiling lights.

Bedroom 1 (front left) double with window to front, radiator, ensuite shower room, WC, bidet wash basin in vanity cupboards, large shower cubicle, light tunnel, extractor, built in units, 2 x towel radiators (1 of which has dual fuel)

Bedroom 2 (front right) window to front, radiator. Dressing area window to front, radiator. Ensuite bathroom, bath with shower over, 2 x towel radiators (1 of which has dual fuel), WC, bidet, built in units, basin, window to front, radiator.

Cloakroom with WC, wash hand basin and cupboard under; radiator and small window.

Office/Study has a window to the rear. Located in the Cupboard by the window on the left side is housed main internet and security controls and camera's. To the right is a large cupboard with shelving for filing and Binders etc. There are built-in cupboards and shelves for the workstation. There are ample sockets and USB plugs in all the rooms.

Airing Cupboard: Wooden shelving and hot water cylinder, with switched lighting.

The Art Studio / or 5th Bedroom has windows to the West and the North with a radiator under the West window. There is a plumbed stainless steel sink unit with shelving and drawers, next to the sink is a pull-up 3 pin socket unit in the corner. There is a fitted work top table in front of the north facing window.

At the other end of the inner hall there is a glazed door leading to:

Laundry; to the left, a wide access door to WC with WHB in unit, with cupboard under radiator, Worktop with double basin sinks with cupboards above and below. Space for Washing Machine and Tumble dryer. Half Glazed Fire Door leading into the Garage. Back door exited via a Stable Door leading to covered porch with Clothes line and wood store. Gated Sidewalk to Patio and to driveway.

Kitchen – dual aspect, window to side and rear, high quality range of wall and base units, built in dishwasher, 5 ring gas hob, gas oven and electric grill, under unit lighting, gas central heating to radiators, Bosch extractor hood, walk in larder.

Lounge/diner has pelmet and ceiling lighting, marble fire surround with log burner, double doors to hall, large picture window and doors to sun room. This room has useful special lamp switches in the corners.

Sun Room with windows to all sides overlooking the beautiful gardens, rear and double doors to rear with wheelchair access ramp.

FIRST FLOOR

Solid Oak staircase leading to a very large open plan area with





window on the north side and Velux windows(six in total with blinds) to the East and west Elevations. 4 radiators. There are two cupboards one mirroring that downstairs (for possible Lift) and one for a large airing cupboard with shelving.

Bedroom 3. This is a large double bedroom with Window overlooking the garden, Paddock and woodland area. Radiator under the window.

En-suite Jack and Jill Bathroom with WC, WHB, Bath with Shower attachment and adjustable screen. Large mirror on the wall in front of the WHB with pelmet light above. Modern wall mounted illuminated mirrored cabinet. Heated Towel rail.

Bedroom 4 accessed either from the Bedroom 3, or from the Bathroom, or via its own doorway on to the first floor lounge area.

At this end of the Lounge area there is access via a Fire Safety door exit on to the mezzanine floor down into the garage below. On the mezzanine landing there are cupboards, one which houses the main Gas Central Heating boiler Another is an airing or 'dry' cupboard and the other one is a store cupboard.

ACCOMMODATION - SNOOKERS REST

The name derives from the fact that this building used to contain the Championship snooker table from when Jimmy White played Stephen Henry at the Crucible in Sheffield. The table was bought after the match and erected in the building where for many years games were enjoyed by the family and friends.

GROUND FLOOR

Main lounge area: with locally handmade copper hood to the fireplace with stone hearth. Vaulted wooden ceiling with pendant lighting and pelmet lighting to the front and side windows.

Raised dining and seating area opposite which is the galley Kitchenette with Stainless sink worktops and cupboards under and over. Small fridge, open arch above the worktop to the lounge.

From the Main Entrance Door on the East side of the building there is a small lobby which has cupboards which house the Central Heating and hot water boilers as well as the consumer unit. There is a shower room with WHB and WC.

Off the Main Lounge there is a door which leads to the Garage below with up and over door and side entrance plus a Car Pit.

FIRST FLOOR

Upstairs leads to the Double Bedroom with Velux window, dressing area and En-suite with WC and Bidet and WHB

EXTERIOR OUTSIDE

Both 'Copper Beeches' and 'Snookers Rest' are approached off Corbett Road via a new gated entrance with driveway down to the properties. On the way down there are numerous trees and bushes (particularly on the left hand side) which is a riot of colour when either snowdrops; daffodils or bluebells are in season. Opposite 'Snookers Rest' are mature Pear, Cherry and Hazel trees and bushes.

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

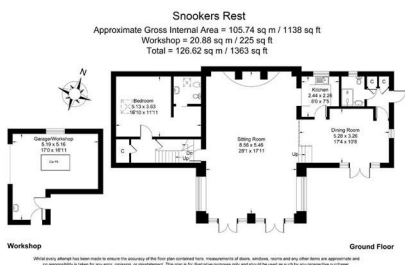
West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB
(Tel: 01993 861000)
www.westoxon.gov.uk

COUNCIL TAX

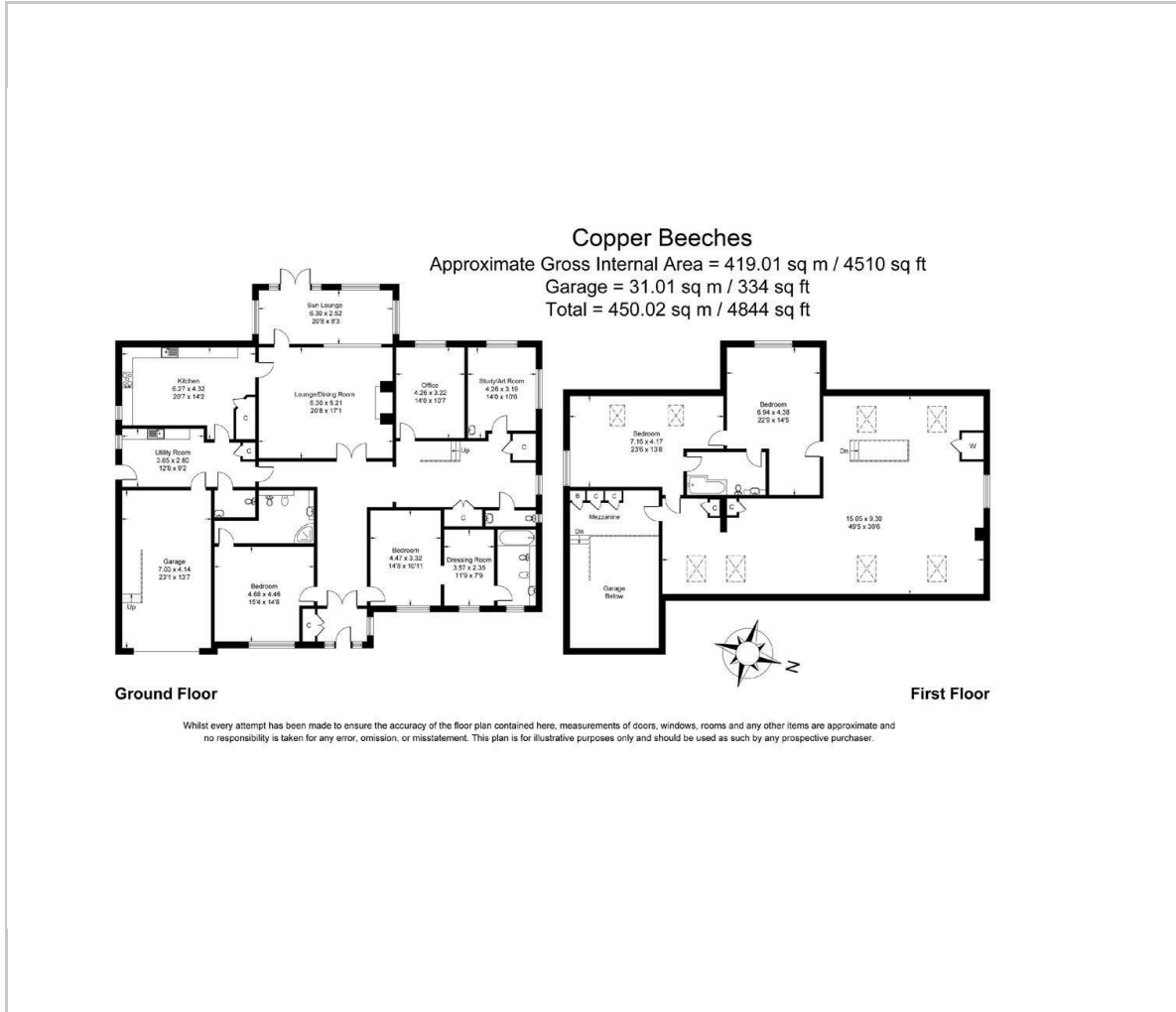
Council Tax band F. Rate Payable for 2024/ 2025 Copper Beeches £3326.36

VIEWING

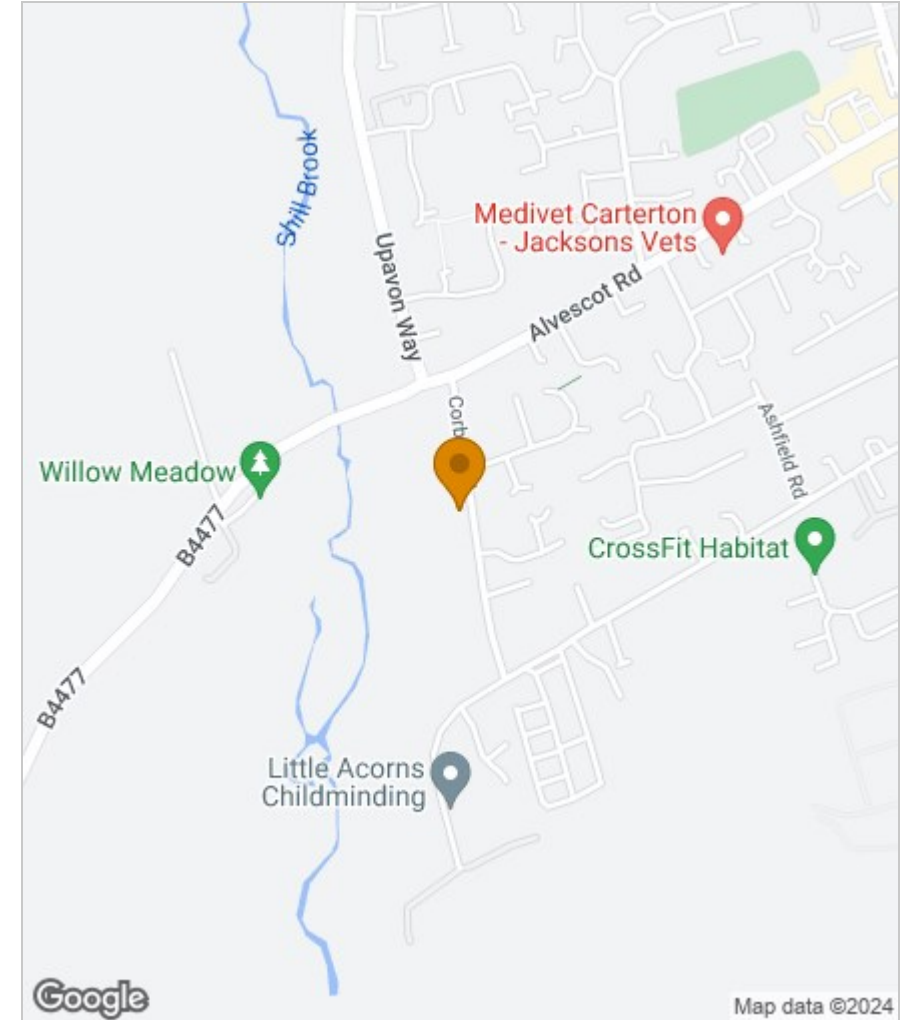
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	