



LEECHADWICK

SOLICITORS LLP
& ESTATE AGENTS



Barley Crescent

Carterton

Price £625,000

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Local Authority: West Oxfordshire District Council

Council Tax Band: E for 2025/2026 - Tenure: Freehold

Four bedroom detached family home, located on the edge of the popular Shilton Park development, close to the popular Country Park. The property is beautifully presented and in excellent condition. The living space on the ground floor comprises a spacious entrance hall leading to a study, cloakroom, living room with patio doors to rear garden. The kitchen is fully fitted with breakfast bar and dining area with patio doors to the rear garden and utility room with access from the driveway to the side of the house. On the first floor there are four bedrooms, two with the added benefit of ensuite shower rooms and one with dressing room, two further bedrooms and family bathroom. The outside has the benefit of two garages situated one either side of the property together with additional driveway parking and EV charging point. The rear garden is laid to lawn with patio and provides access to both garages.

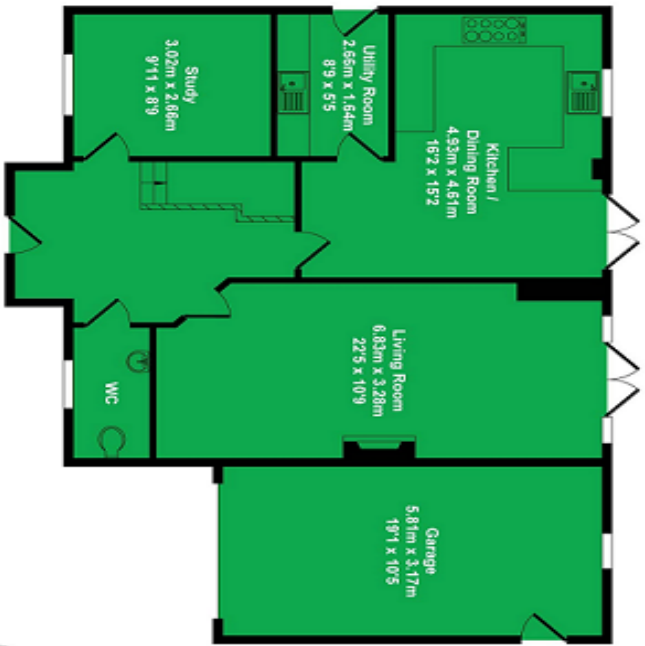
The property comprises:

- Entrance Hall
- Kitchen/Dining Room with Patio Doors to Garden
- Sitting Room with Fireplace and Patio Doors to Garden
- Four Bedrooms, Two with EnSuite Bathrooms
- Main Bedroom with EnSuite and Dressing Area
- Family Bathroom
- Study
- Downstairs Cloakroom
- Utility Room
- Two Separate Garages with additional driveway parking and EV charging point
- Secluded Mature Rear Garden laid to Lawn and Patio

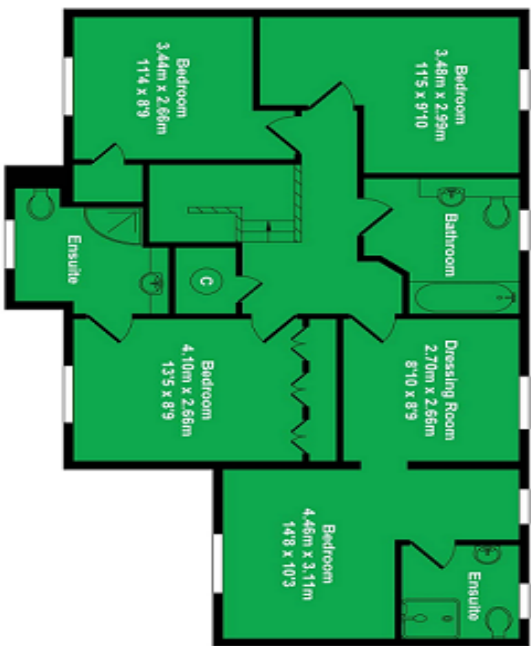
Garage
Approx. Floor
Area 13.80 Sq.M.
(149 Sq.Ft.)



Ground Floor
Approx. Floor
Area 88.80 Sq.M.
(956 Sq.Ft.)



First Floor
Approx. Floor
Area 74.0 Sq.M.
(797 Sq.Ft.)



Total Approx. Floor Area 1902 Sq.Ft. (176.60 Sq.M.)





















Carterton is a Popular Town situated on the edge of Cotswolds just a short distance from the bustling market town of Witney. Carterton benefits from nursery/primary schools and secondary school, coffee shops, restaurants and local pubs and two supermarkets. Within easy access to Oxford by car and bus. A great location on the edge of the Country Park, perfect for walking/running, cycling and family life.

Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects

Our ref: KR/RAD014.1