

established 200 years

# Taylor & Fletcher



17 Corbett Road  
Carterton, OX18 3LG  
**Guide Price £2,000,000**

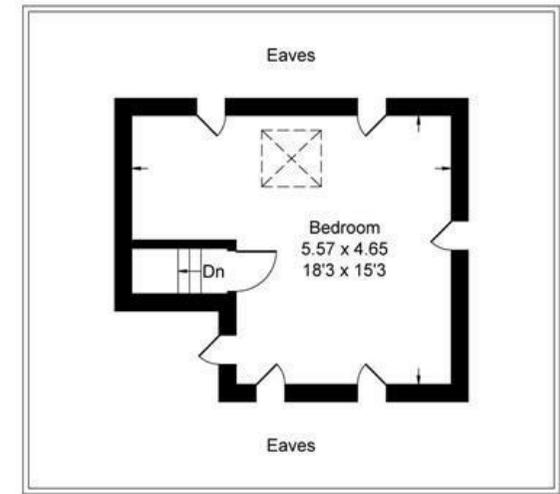
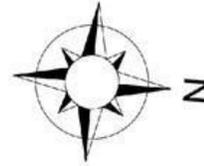
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# Carterton Manor

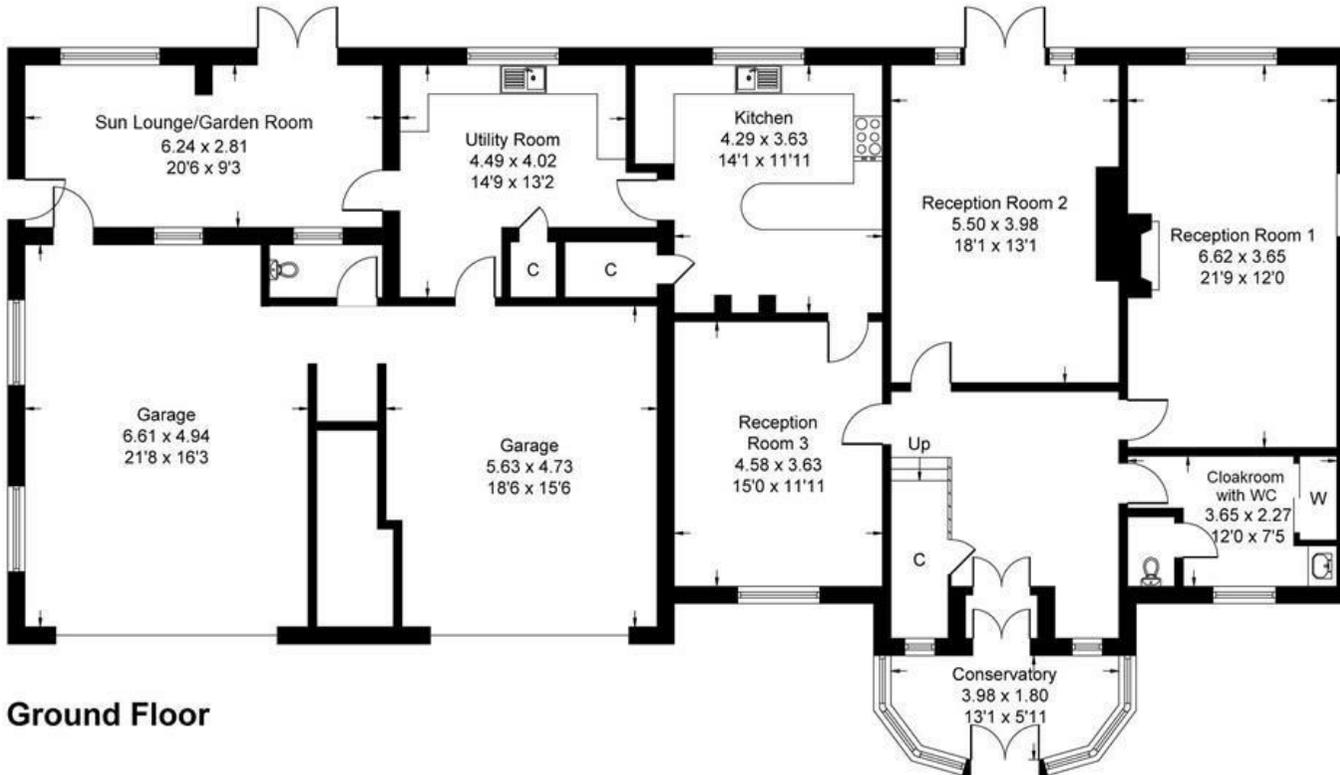
Approximate Gross Internal Area = 283.90 sq m / 3056 sq ft

Garage = 67.83 sq m / 730 sq ft

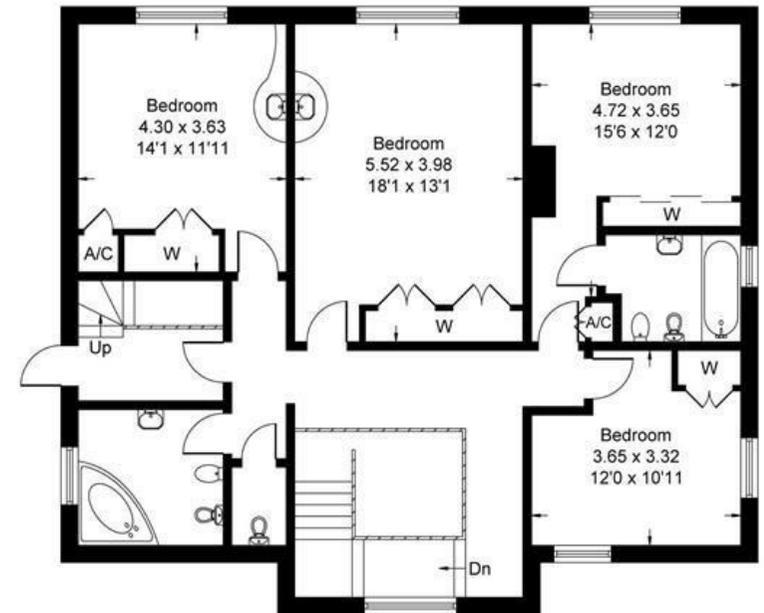
Total = 351.73 sq m / 3786 sq ft



**Second Floor**



**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.



Guide Price £2,000,000

# 17 Corbett Road

## Carterton, OX18 3LG

*CARTERTON MANOR INCORPORATING SNOOKERS REST AND COPPER BEECHES GIVES A UNIQUE OPPORTUNITY TO ACQUIRE THREE DWELLINGS SITUATED ON ONE SITE OF 2.67 ACRES, ON THE EDGE OF CARTERTON. THIS WOULD IDEALLY SUIT 'MULTI GENERATIONAL' LIVING.*

### LOCATION

17 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

Three detached dwellings situated in a 2.67 acres backing onto open countryside. The front property has been owned by the present owners since 1982 and has had later additions.

To the front of the site is 'Carterton Manor' which is an imposing detached four bedroom house with garaging for 4 cars and separate self contained two bedroom flat adjoining, the property has many original features including high ceilings, coving and ceiling roses. and is thought to date back to 1935.

To the rear of this and sitting to the side is 'Snookers Rest' which is a large 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.

To the rear and backing onto fields and the river Shilbrook sits 'Copper Beeches' which was especially designed for the current owners and completed in December 2018. The chalet bungalow has spacious well laid out accommodation and the property has many features including wheelchair access, solid oak doors throughout, marble window sills, beautifully fitted kitchen and bathrooms.

### ACCOMMODATION - CARTERTON MANOR & FLAT

#### GROUND FLOOR

Conservatory style porch with double doors to front, windows to sides, door to

Inner hall with an alcove that used to be the telephone room in the 1930's, under stairs cupboard, stairs rising to first floor.

Sitting room with electric log effect fire.

Second sitting room with a Gas fire with electrical Log fire effect and built in hand made cabinets to either side, patio doors to garden.

Dining Room built in wall cupboard and wall display unit.

Kitchen /breakfast room – Integrated Siemens fridge, Hotpoint double ovens, gas hob and extractor , breakfast Bar, walk in larder cupboard. Cupboard with control for central heating

unit for the adjacent built in gas fired boiler for central heating and hot water, the unit has shelves over with airing cupboard on the larder side.

Utility/laundry room – Wall and base units and double sink with hot and cold taps and plumbing for a washing machine. Walk in larder, internal door to garage, door to garden room.

Garden room/Sun lounge – Patio door to garden. And a side door to garden.

Integral door to two double garages with electric up and over doors, Belfast sink , toilet, Baxi boiler for flat upstairs.

#### FIRST FLOOR

Galleried landing leading to four large double bedrooms.

Master with en suite, built in wardrobes, airing cupboard, dual fuel heated towel rail in en suite.

Bedroom 2 with built in wardrobes and vanity wash basin.

Bedroom 3 with built in wardrobes , housing airing cupboard, and hot water tank and sink vanity unit.

Bedroom 4 – Double with built in wardrobes.

Family bathroom with corner bath and shower over, bidet , WC and sink . 2 radiators.

Separate WC.

Door to stairs to 2nd floor/loft conversion room and door to flat. Under stairs cupboard.

#### SECOND FLOOR

2nd Floor – Office/workroom, converted in 1985/86 , door to loft space, eves storage , door to cold water tank

#### FLAT

Separate self contained flat with its own front door above double garage which has 2 bedrooms, lounge, kitchen, shower room, balcony off lounge overlooking gardens. The flat can also be accessed from the 1st floor inner hall. Tenant under contract until May 2024 but is aware property is being sold.

### ACCOMMODATION - SNOOKERS REST

#### GROUND FLOOR

Main lounge area and a raised seating/dining area, pine clad vaulted ceiling, UPVC large windows and patio doors leading to mature garden.

Kitchenette with sink and oven.

In inner small hall is doors to a cupboard housing hot water boiler and fuse board and a 2nd cupboard housing central heating boiler. open fire place with Copper handmade canopy hood.

Cloakroom with toilet, shower and basin.

#### FIRST FLOOR

Double bedroom with ensuite with WC , bidet and basin and a dressing area.

Steps down to Worksoop/garage with a car inspection pit, separate personal door, Belfast sink, and a manual up and over garage door.

#### ACCOMMODATION - COPPER BEECHES

##### GROUND FLOOR

Main entrance door windows to front and side, under floor heating, large coats cupboard, burglar alarm. Veranda to front of property.

Inner hallway, coving with lighting, double door airing cupboard with hot water cylinder, large cupboard suitable for 'Stilts' lift which is mirrored upstairs, stairs rising to first floor.

Cloakroom with WC and basin.

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.

Utility with stable door to outside veranda with wood store, sink, extractor, built in cupboards, range of wall and base units.

Lounge/diner pelmet lighting, marble fire surround with log burner, double doors to hall, large picture window and doors to sun room.

Sun Room windows to side, rear and double doors to rear with wheelchair access ramp.

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 (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 (dual fuel), WC, bidet, built in units, basin, window to front, radiator.

Office window to rear, built in cupboards.

Bedroom 3/Art Room dual aspect with windows to side and rear, radiator, unit with sink.

##### FIRST FLOOR

Open plan living space, velux windows to front and rear, large cupboard mirroring downstairs cupboard suitable for 'Stilts' lift, radiators, airing cupboard, door and stairs to mezzanine and garage.

Bedroom with 2 velux to rear, window to side.

Bedroom with window to rear, radiator.

'Jack & Jill' bathroom, bath with shower over, WC, basin in vanity unit, Velux rooflight.

#### OVERALL EXTERIOR

17 Corbett Road is approach via an 'Carridge' drive with lawn area, mature shrubs. Pedestrian access to the right and vehicular access to the left with area suitable to make a separate driveway leading to the rear of the Carterton Manor and down to Snookers Rest & Copper Beeches. There are areas of lawns, mature shrubs, plants and trees and patio areas. To the rear of Copper Beeches is a garden and further paddock area beyond.

#### 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](http://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

Council Tax band F. Rate Payable for 2023/ 2024 Copper Beeches

#### 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

Copper Beeches EPC Rating B

Snookers Rest EPC Rating D

#### COUNCIL TAX

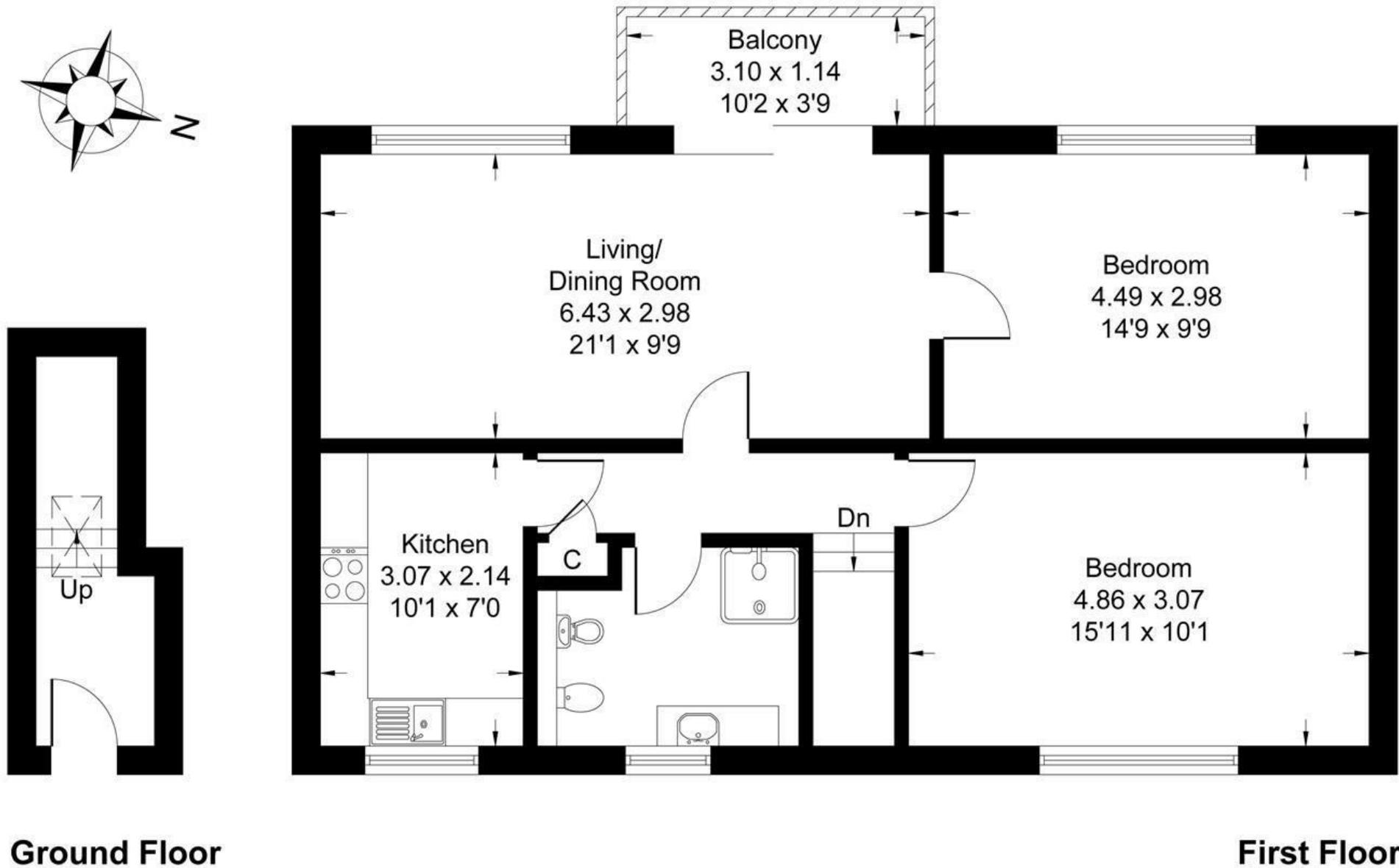
Council Tax band G. Rate Payable for 2023/ 2024 £3470.02 Carterton Manor

Council Tax band B. Rate Payable for 2023/ 2024 £1619.35 Flat

Council Tax band F. Rate Payable for 2023/ 2024 Copper Beeches



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

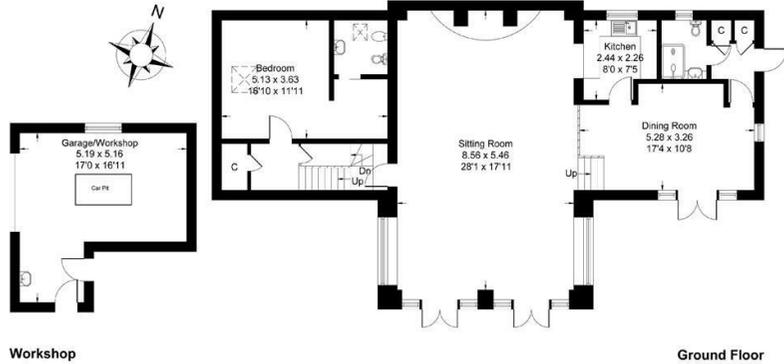


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# The Flat

## Snookers Rest

Approximate Gross Internal Area = 105.74 sq m / 1138 sq ft  
 Workshop = 20.88 sq m / 225 sq ft  
 Total = 126.62 sq m / 1363 sq ft



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## Copper Beeches

Approximate Gross Internal Area = 419.01 sq m / 4510 sq ft  
 Garage = 31.01 sq m / 334 sq ft  
 Total = 450.02 sq m / 4844 sq ft



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## 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.

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.

## EPC - Carterton Manor

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