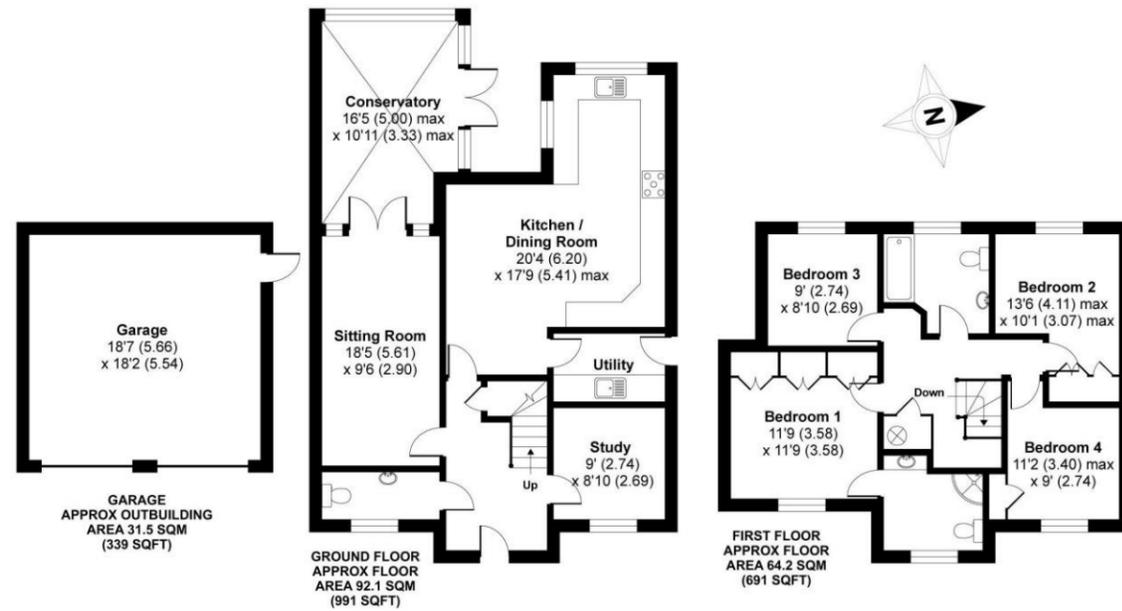


Woodrush Gardens, Carterton, OX18



APPROX. GROSS INTERNAL FLOOR AREA 2021 SQ FT 187.8 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Hunters REF : 240843



«EpcGraph»

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Woodrush Gardens, Carterton, OX18 1JE

Four Bedrooms | Large Kitchen/Diner | Conservatory | Study
En Suite to Master | Double Garage to Rear |

Asking Price: £430,000

Hunters 1 Streatfield House Burford Road, Carterton, OX18 3XX | 01993 224558
carterton@hunters.com | www.hunters.com

VAT Reg. No 255 3923 92 | Registered No: 10392175 | Registered Office: 1 Streatfield House, Burford Road, Carterton, Oxfordshire OX18
A Hunters Franchise owned and operated under licence by Foley and Foley Ltd

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate



Woodrush Gardens, Carterton, OX18 1JE

Generous sized detached family home located on the popular 'Shilton Park' development. Internally the well appointed accommodation comprises, lounge, large kitchen/diner, conservatory, study, utility room and W.C. to the ground floor whilst the first floor offers four double bedrooms, master with en suite and an additional family bathroom. Externally there is a garden with a double garage also to the rear,. The front provides off street parking.

LOCATION

DIRECTIONS

ENTRANCE HALL

LOUNGE

5.61m (18' 5") x 2.90m (9' 6")



KITCHEN/DINING ROOM

6.20m (20' 4") x 5.41m (17' 9")



CONSERVATORY

5.00m (16' 5") x 3.33m (10' 11")

UTILITY ROOM

STUDY

2.74m (9' 0") x 2.69m (8' 10")

W.C.

LANDING

BEDROOM ONE

3.58m (11' 9") x 3.58m (11' 9")



EN SUITE SHOWER ROOM

BEDROOM TWO

4.11m (13' 6") x 3.07m (10' 1")



BEDROOM THREE

2.74m (9' 0") x 2.69m (8' 10")

BEDROOM FOUR

3.40m (11' 2") x 2.74m (9' 0")

BATHROOM



REAR GARDEN



GARAGE

OPENING HOURS

Monday - 8.45 - 6
Tuesday - 8.45 - 6
Wednesday 8.45 - 6
Thursday 8.45 - 6
Friday 8.45 - 6
Saturday - 9am-5pm
Sunday - closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.