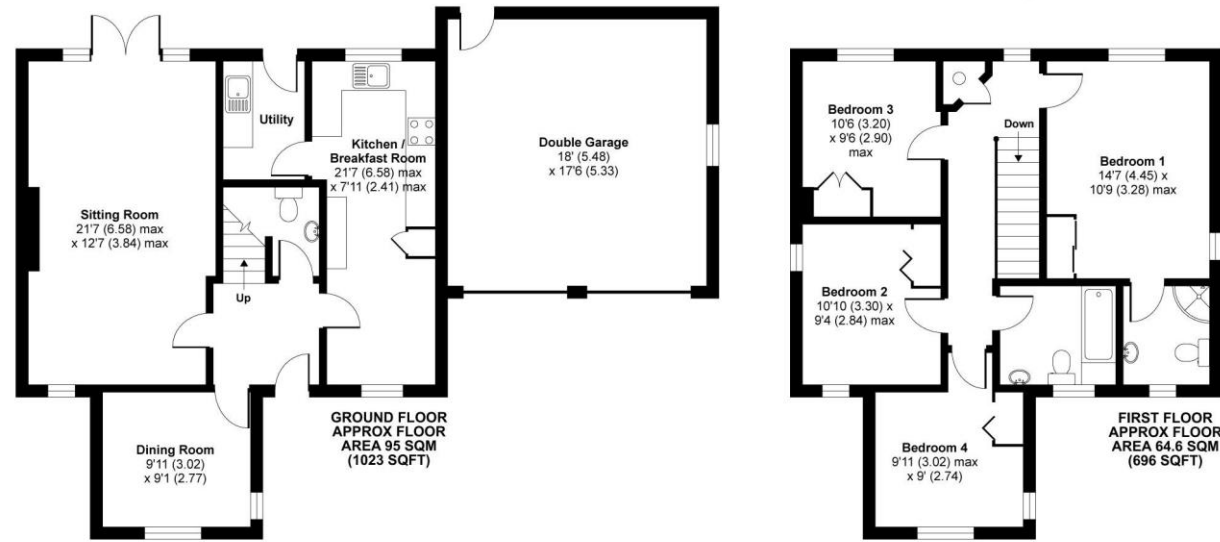


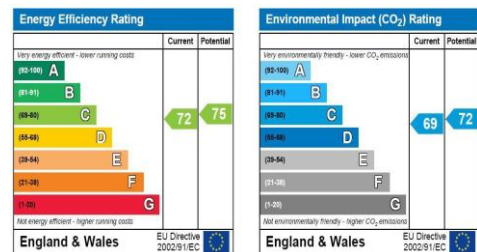
**Magdalen Place, Carterton, OX18**



APPROX. GROSS INTERNAL FLOOR AREA 1719 SQ FT 159.6 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.

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**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.

**Magdalen Place, Carterton, OX18 3EP**

Four Double Bedrooms | Two Reception Rooms | Kitchen/Breakfast Room | En Suite to Master  
Double Garage | No Forward Chain |

**Asking Price: £380,000**

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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





## Magdalen Place, Carterton, OX18 3EP

Located in the heart of the town centre, we offer this rarely available detached family home. Set within this small cul de sac this home offers well planned accommodation comprising, W.C. two reception rooms, large kitchen/breakfast room and utility room to the ground floor whilst the first floor offers, four double bedrooms, master with en suite shower room and a family bathroom. Externally to the rear the garden offers patio and decked areas, there is also a double garage to the side with additional off street parking.

### ENTRANCE HALL

Laminate flooring. Radiator.

### W.C.

Low level W.C. Wash hand basin. Part tiled walls. Radiator. Extractor fan.

### LOUNGE

6.58m (21' 7") x 3.81m (12' 6")

Double glazed window to front and rear. Double glazed french doors to garden. Laminate flooring. Feature fireplace. Two Radiators.



### DINING ROOM

3.00m (9' 10") x 2.77m (9' 1")

Double glazed window to front and side. Laminate flooring. Radiator.

### KITCHEN/ BREAKFAST ROOM

6.58m (21' 7") x 2.24m (7' 4")

Double glazed window to front and side. Range of wall and base units. 1 1/2 bowl single drainer sink unit with mixer tap. Integrated oven and fridge/freezer. Plumbing for dishwasher. Part tiled walls. Laminate flooring. Radiator.



### UTILITY ROOM

2.44m (8' 0") x 1.70m (5' 7")

Door to garden. Base units. Single drainer sink unit with mixer tap. Wall mounted boiler. Part tiled walls. Radiator. Laminate flooring.

### LANDING

Double glazed window to rear. Inspection hatch to loft. Built in cupboard. Radiator.

### BEDROOM ONE

4.44m (14' 7") x 3.30m (10' 10")

Double glazed window rear and side. Radiator. Built in wardrobe.



### ENSUITE SHOWER

2.08m (6' 10") x 1.75m (5' 9")

Obscure double glazed window to front. Low level W.C. Pedestal wash hand basin. Shower cubicle. Part tiled walls. Radiator.



### BEDROOM TWO

3.30m (10' 10") x 2.90m (9' 6")

Double glazed window to front and side. Radiator. Built in wardrobe.



### BEDROOM THREE

3.18m (10' 5") x 2.92m (9' 7")

Double glazed window to rear. Radiator. Built in wardrobe.

### BEDROOM FOUR

3.05m (10' 0") x 2.72m (8' 11")

Double glazed window to front and side. Radiator. Built in wardrobe.

### BATHROOM

2.36m (7' 9") x 2.03m (6' 8")

Obscured double glazed window to front. Low level W.C. Wash hand basin set in vanity unit. Panelled bath with mixer tap and shower attachment. Tiled walls. Radiator.



### DOUBLE GARAGE

5.31m (17' 5") x 5.49m (18' 0")

Up and over door

### GARDEN

Patio area leading to lawn. Decked area.



### OPENING HOURS

Monday - 8.45 - 6  
Tuesday - 8.45 - 6  
Wednesday 8.45 - 6  
Thursday 8.45 - 6  
Friday 8.45 - 5.30  
Saturday - 9am-4pm  
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.