

# CARTERS YARD

CHADLINGTON



SOBRY BEAK

HOMES THAT INSPIRE



**T**ucked away in the heart of the highly sought-after Cotswold village of Chadlington, Carters Yard is an exclusive development of two exceptional, detached homes.

Created by respected local developer Sobry Beak, each property enjoys open countryside views to the rear and desirable high-quality finish throughout. Traditionally constructed using natural materials, including local stone and timber frame windows & bi-fold doors, these homes blend seamlessly with the surrounding architecture.

Positioned just off East End each home features elegant exterior detailing including wooden lintels to The Bramble and ashlar stone quoins and lintels to Foxleigh.

These character features are complemented by refined interior choices whilst modern construction methods ensure outstanding comfort, efficiency and longevity.

Sustainability has been seamlessly woven into the fabric of the design with air source heat pumps providing heating and hot water, MVHR systems ensuring continuous fresh air circulation and future-proofing each home without compromising on design.



**S O B R Y B E A K**

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FOXLEIGH

CARTERS YARD - FOXLEIGH, FRONT ELEVATION (CGI)



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The interiors have been thoughtfully crafted to make the most of the surrounding countryside, with dual bi-fold doors opening the living and dining areas up to outside, creating a bright and welcoming environment.

The generous patio area runs the width of each property, perfect for hosting friends and family during the summer months, whilst the wood-burning stove in the living room is a welcome invitation as the days draw shorter.

The kitchen is finished in a classic shaker style and engineered oak flooring runs throughout this impressive open-plan space.

A breakfast bar, and a full suite of premium appliances, including twin ovens, an induction hob with integrated ventilation, fridge/freezer, dishwasher, and a Belfast porcelain sink complete this space, whilst a separate utility room offers additional storage, space for laundry appliances and direct outdoor access.

An additional reception room to the front of the home benefits from dual aspect windows and is a generous and versatile space for a study, snug or formal sitting room.



NB: IMAGE IS OF A PREVIOUS SOBRY BEAK SHOW HOME



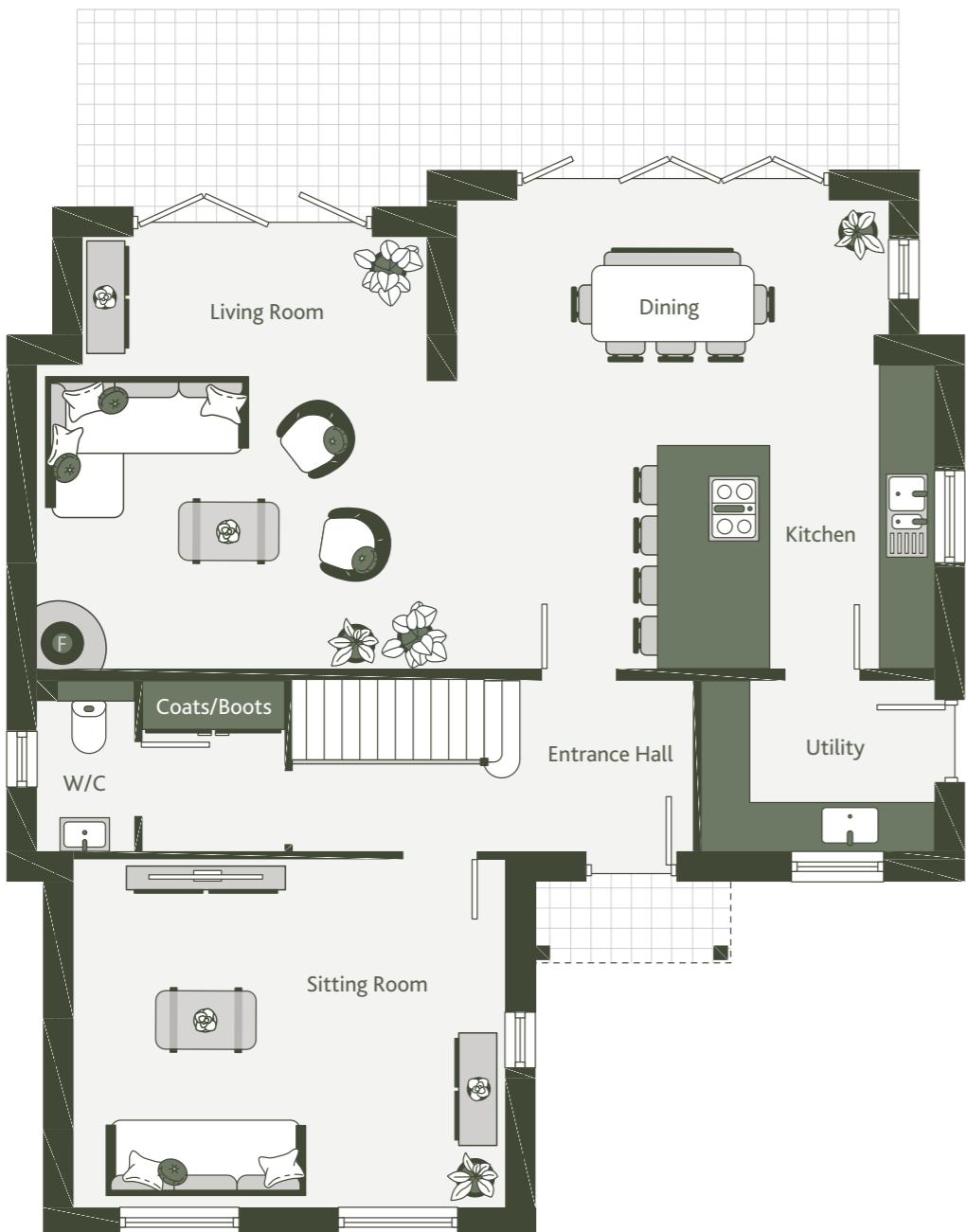
SOBRY BEAK  
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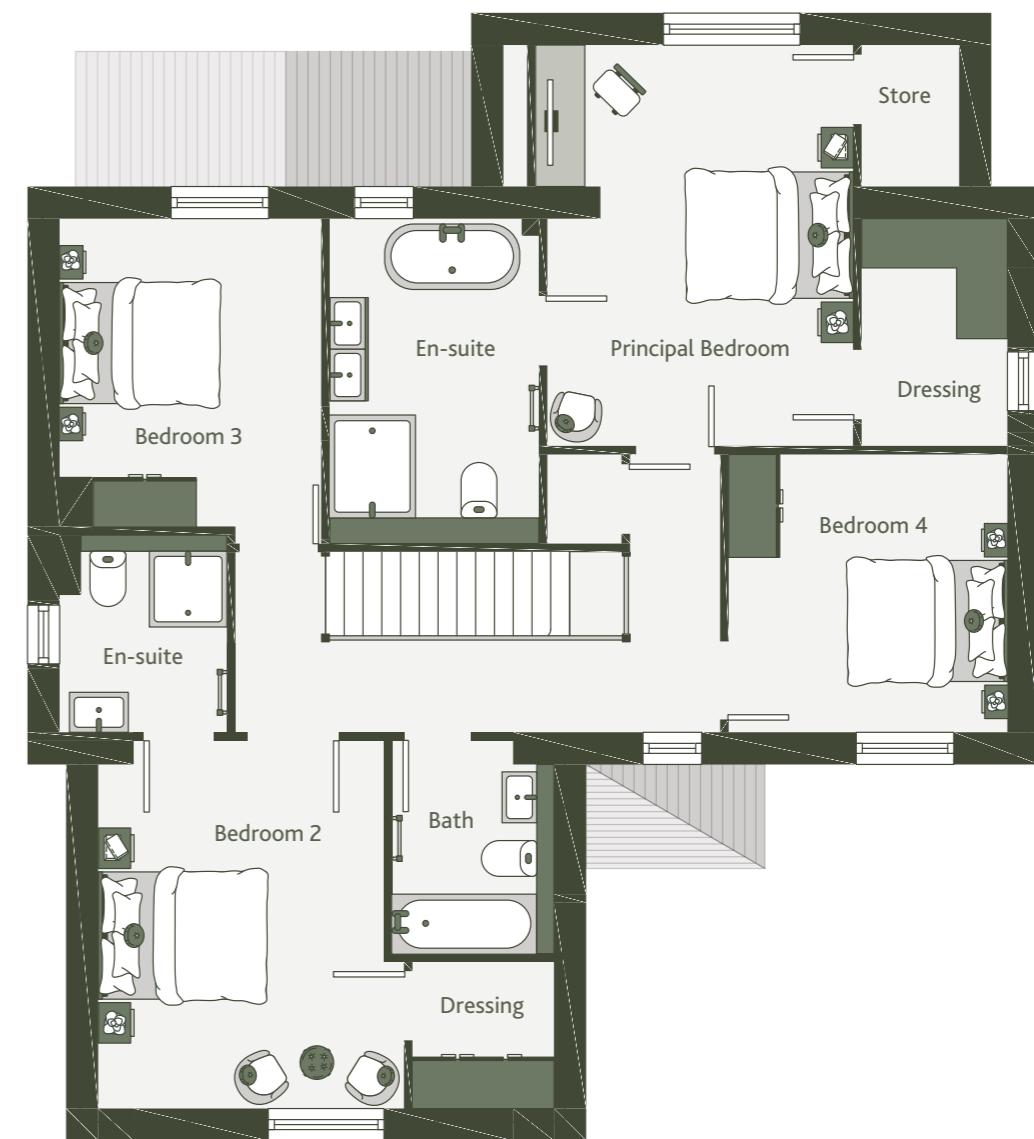
# FOXLEIGH

## LAYOUT & DIMENSIONS



### GROUND FLOOR

Living Room	5.35m x 5.17m	17'7" x 16'11"
Sitting Room	4.05m x 5.35m	13'3" x 17'7"
Kitchen/Dining	5.80m x 5.35m	19'0" x 17'7"
Utility	2.15m x 2.90m	7'1" x 9'6"



### FIRST FLOOR

Primary Bedroom	4.70m x 3.52m	15'5" x 11'7"
Dressing	2.67m x 1.72m	8'9" x 5'8"
Primary En-suite	3.81m x 2.47m	12'6" x 8'1"
Bedroom 2	4.05m x 3.50m	13'3" x 11'5"
Bedroom 3	3.81m x 3.10m	12'6" x 10'2"
Bedroom 4	3.28m x 3.29m	10'9" x 10'10"
Bath	2.55m x 2.00m	8'4" x 6'7"

NB: Built in cabinetry in bedrooms and boot room are not included as standard but can be added at any additional cost

TOTAL GIA  
206.4 sq.m / 2,222 sq.ft



S O B R Y B E A K

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THE  
**BRAMBLE**



CARTERS YARD - THE BRAMBLE, FRONT ELEVATION (CGI)



**SOBRY BEAK**  
HOMES THAT INSPIRE



Upstairs there are four spacious double bedrooms as well as a three-piece family bathroom.

The luxurious principal bedroom suite is positioned to best enjoy the countryside views to the rear of the home and offers ample storage with a walk in dressing room plus additional cupboard space.

The en-suite is finished to a premium standard with dual basins, a free-standing bath and a separate enclosed shower.

The incredibly generous second bedroom also has a walk-in dressing room and an en-suite shower room.

Externally, both properties benefit from a timber-framed carport including parking and an EV charging point.

The rear gardens will be laid to lawn and complemented by a sandstone patio area, ideal for alfresco dining.

Undisturbed countryside views are enhanced by a low Cotswold stone wall, creating a quintessentially Cotswold setting.





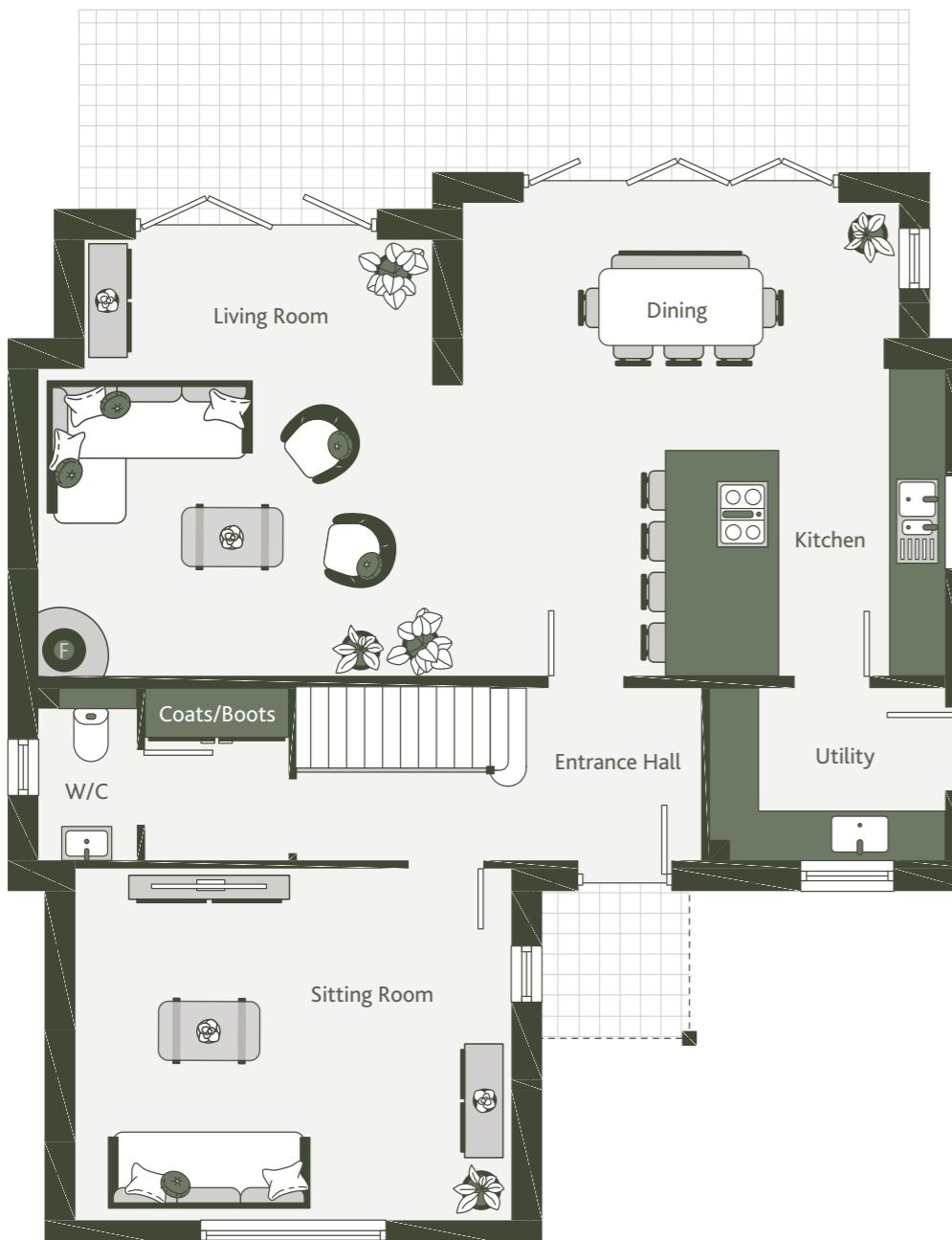
SOBRY BEAK  
HOMES THAT INSPIRE



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# THE BRAMBLE

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# SPECIFICATION

## KITCHEN

- Shaker style cabinetry
- Quartz work surfaces
- Belfast porcelain sink
- Induction hob with integrated ventilation system
- Two ovens, one with microwave functionality
- Integrated fridge/freezer/dishwasher and waste

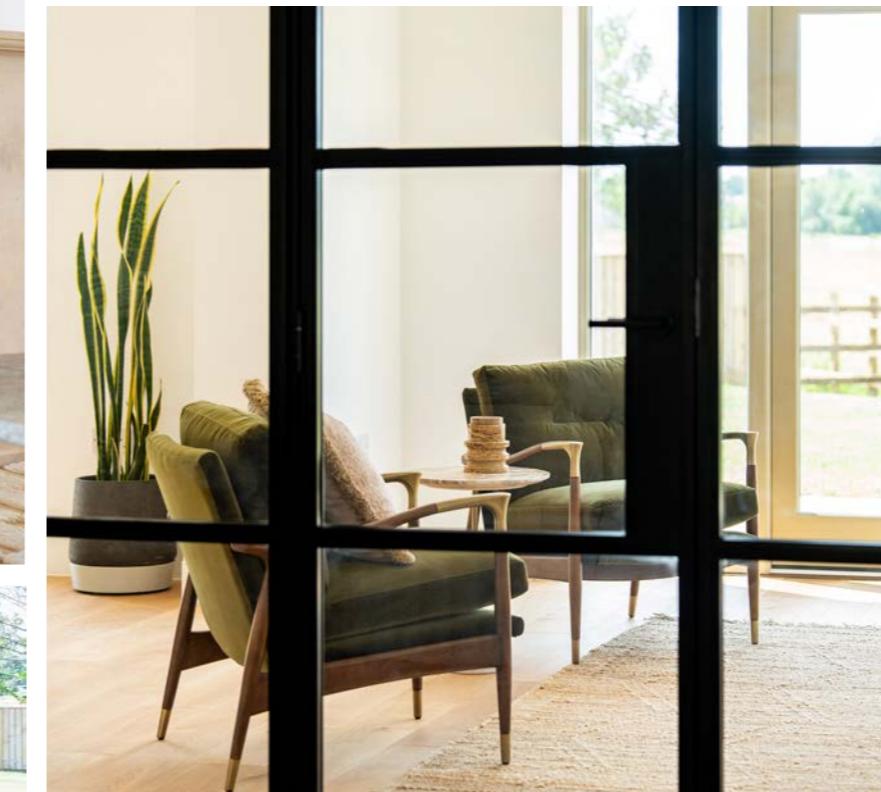


## INTERNAL FIXTURES AND FITTINGS

- Timber stairs with solid oak handrail
- Engineered oak flooring throughout the ground floor
- Wood burner with stone hearth to the living room
- Tiled flooring to all bathrooms and ensuites
- Wood burner with stone hearth to the living room
- Carpet to landing and all bedrooms

## UTILITY

- Shaker style cabinetry
- Quartz work surfaces
- Stainless steel basin
- Space for laundry appliances



NB: Images are of a previous Sobry Beak show home.

## EXTERNAL FINISHES

- Finished with sawn, split and tumbled stone from Cotswold Natural Stone ltd.
- Timber lintels to The Bramble
- Ashlar stone lintels and quoins to Foxleigh
- Timber framed, double glazed windows
- Gravel driveways
- Sandstone pathways and patios
- Traditional built homes
- Cardinal slate roof tiles
- External lighting
- Car port for each home

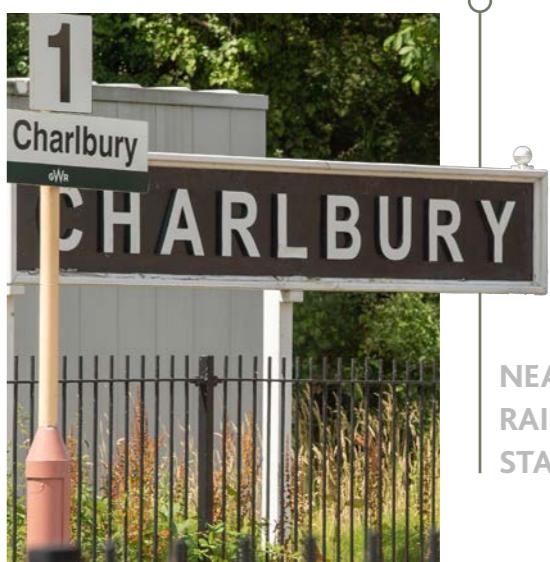
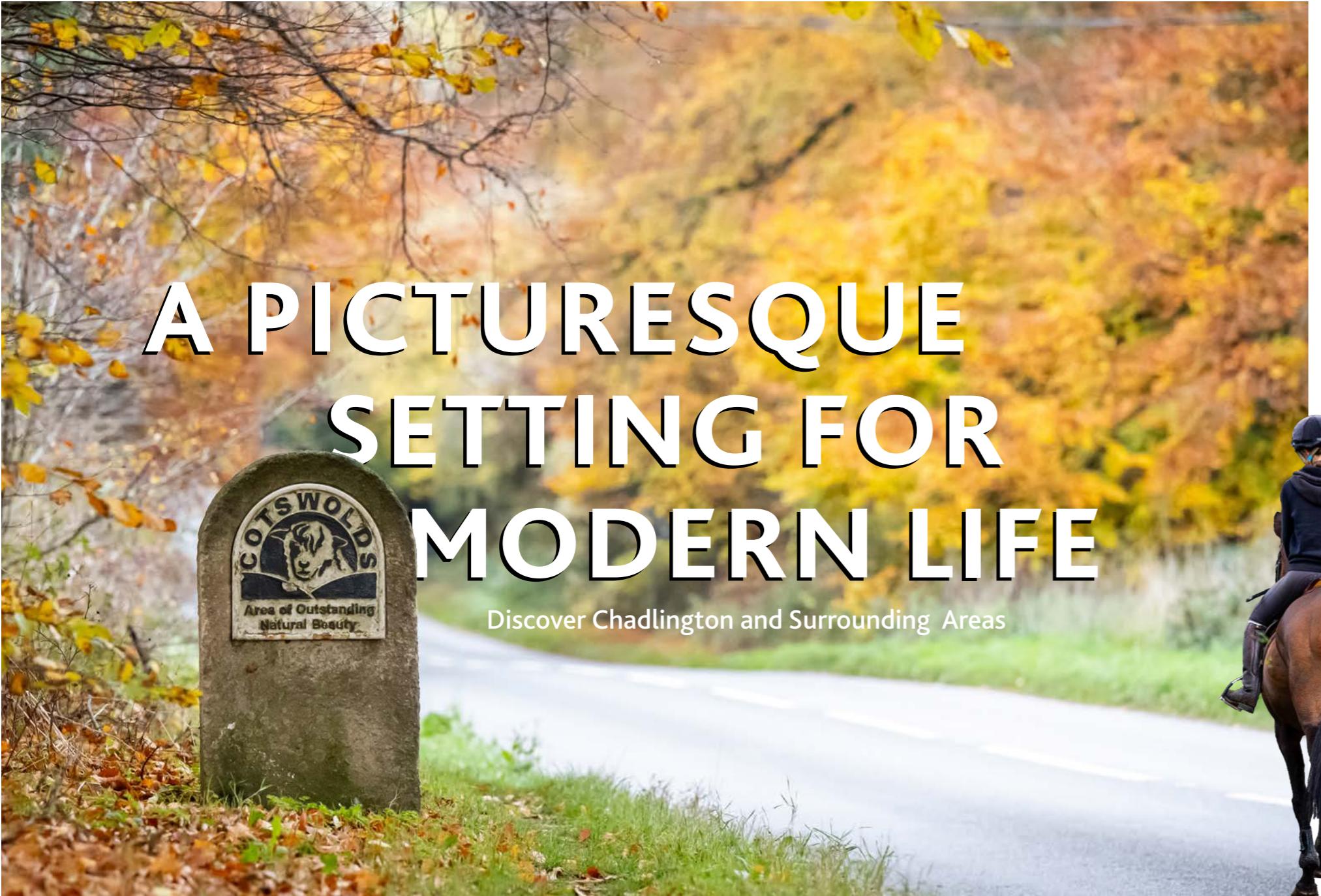
## MECHANICAL AND ELECTRICAL

- Air source heat pump for heating and hot water
- Underfloor heating to the ground floor
- Radiators to the first floor
- Mechanical Ventilation Heat Recovery system (MVHR)
- Ultra fast broadband to the premise
- Intruder alarm
- LED downlighting and pendant lighting throughout
- EV charging point



# A PICTURESQUE SETTING FOR MODERN LIFE

Discover Chadlington and Surrounding Areas



NEAREST  
RAILWAY  
STATION



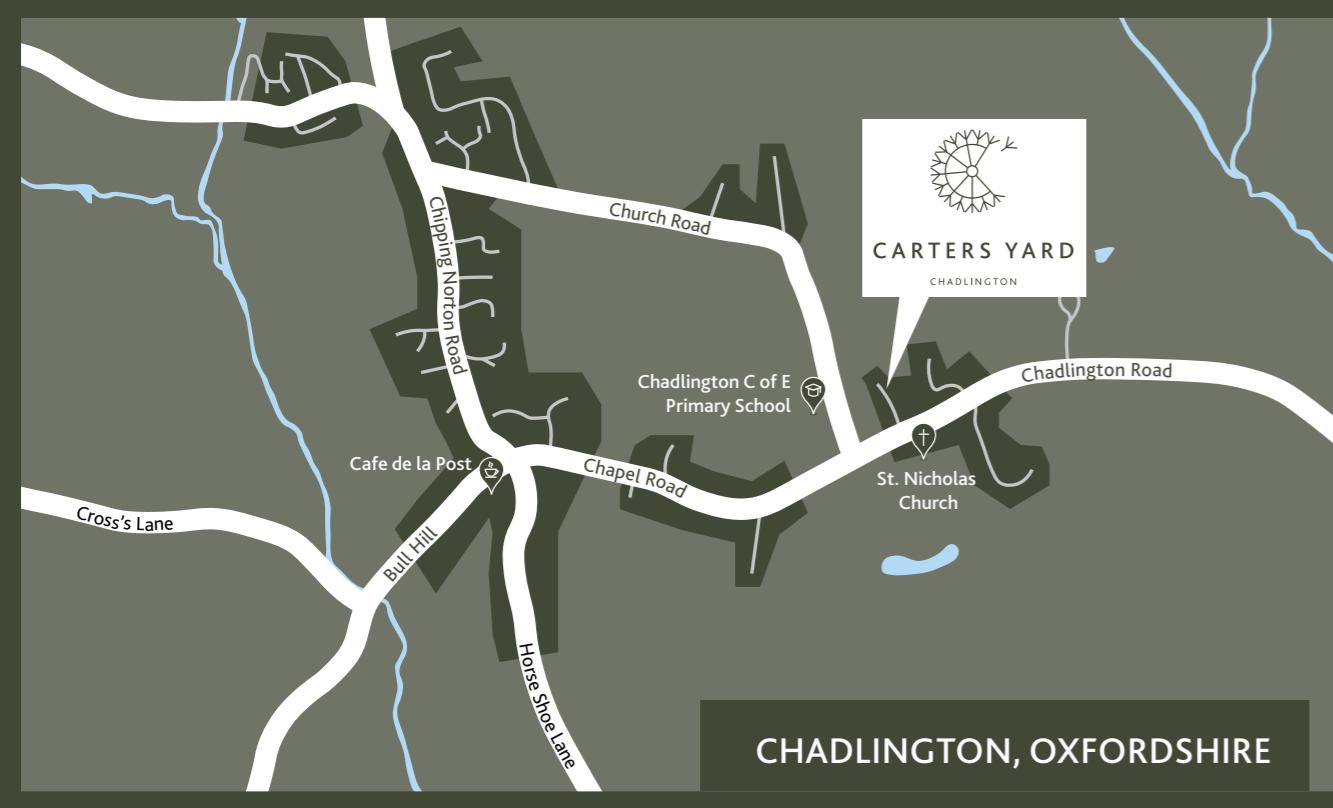
IMAGES  
CLOCKWISE

Located in the Cotswolds, Chadlington is a particularly sought after village due to its community feel with many yearly events and wide range of amenities, including village shop and café, sports club, C of E primary school, park, church, butchers and traditional pub serving food 5 days a week.

Surrounded by stunning countryside there are plenty of walking and cycling routes to make the most of view fantastic views across of the Evenlode Valley.



Chadlington, country lane/bridleway connecting Chadlington to Charlbury, Charlbury Rail Station, High St shopping in Woodstock, Shopping - Oxford City Centre, Local Community Fete.



Popular Cotswold destinations such as Stow-on-the-Wold, Kingham, Daylesford, Bourton-on-the-Water and Burford are all under a 30 minute drive from Chadlington and are perfect locations for a day out exploring the local area.

UNESCO World Heritage site Blenheim Palace, located in Woodstock, is only a short journey away as are renowned private members clubs Soho Farmhouse and Estelle Manor.

This area is also well supported by highly-regarded local state and private schools.

Charlbury train station is just three miles away and offers regular, direct trains to London Paddington in just over an hour.

Chadlington is well serviced by two bus routes, the S3 and X9, connecting the village to notable locations such as Charlbury, Witney, Chipping Norton, Woodstock and Oxford.





## SOBRY BEAK

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A Sobry Beak home is a purchase made with the heart. It's where dreams begin.

Based in the stunning Cotswolds, Sobry Beak brings together experience, expertise and intimate knowledge of luxury developments. Our reputation is one of inspiration, highly personal service, sustainability and absolute attention to every detail.

And it's this unique understanding of what makes a home that creates the foundations on which all Sobry Beak developments are built.

Our homes are lavished with both character and luxury. Stunning locations are expertly chosen, and only fitting for a Sobry Beak development. Interiors are high-end, exteriors complement the surrounding area. Each detail is fully considered and designed to unlock the full possibilities of both the natural surroundings and the building itself.

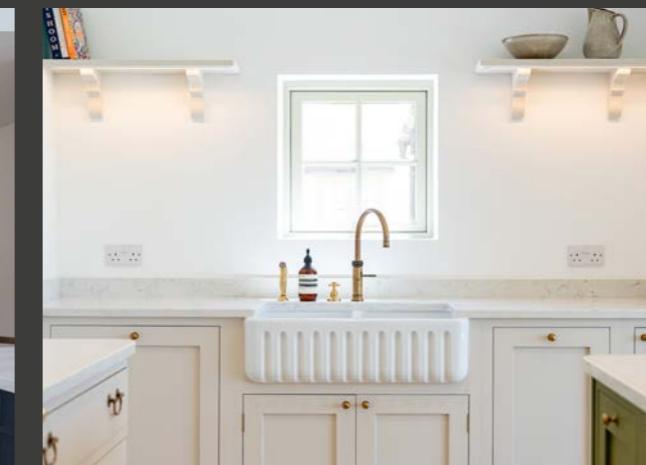
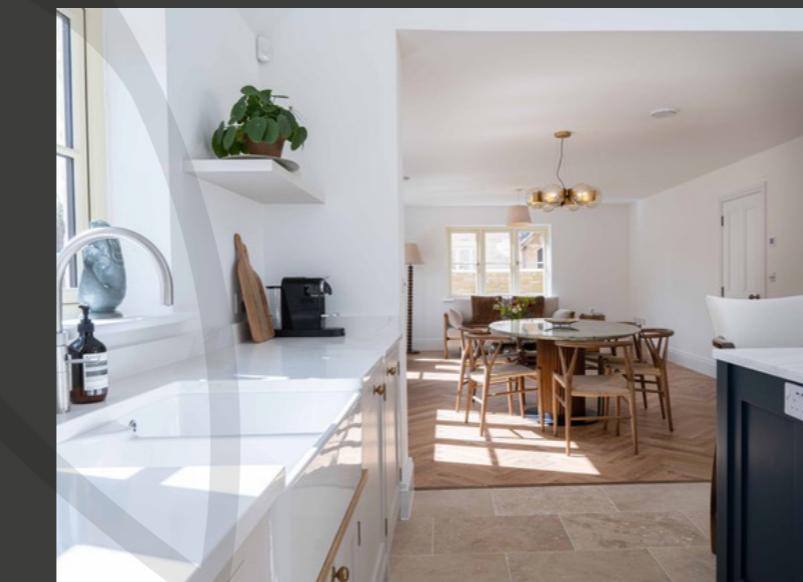
Sobry Beak homes are exclusive, luxurious, spacious and designed to be lived in.



@SOBRYBEAK\_COTSWOLDS



SOBRYBEAK.COM



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FIND OUT MORE

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