



THOMAS
MERRIFIELD

SALES LETTINGS

Osier Cottage, 4 Hawthorne Close,
Garsington, Oxford, OX44 9EQ

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A detached four bedroom family home set in a popular village south east of Oxford city.

- Large open-plan living/dining room
- Contemporary kitchen with integrated appliances
- Office
- Cloakroom
- Four good-sized bedrooms, master with en-suite
- Good size rear garden with patio and lawns
- Parking for 2 cars
- No onward chain
- EPC Rating: B, Council Tax Band: F
- Balance of 10 year warranty remains

Forming part of a small private development of just 4 detached homes, 4 Hawthorne Close provides well proportioned accommodation set across two floors, of approximately 1460 sqft (135m²). The ground floor has a large open-plan living/dining room with double aspect and doors to the garden. The contemporary style kitchen has a comprehensive range of units with a range of integrated appliances. There is also an office and cloakroom. Across the first floor are four good-sized bedrooms with the master bedroom having an en-suite shower room. Outside there is parking for 2 cars and rear garden with patio and lawns.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good indoors and outdoors.

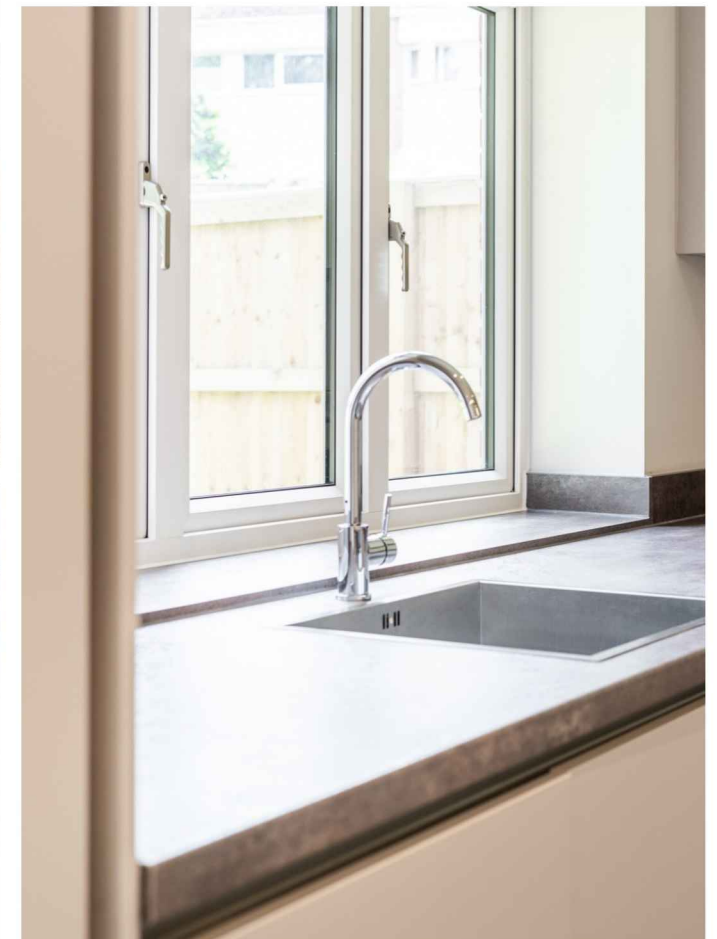
Guide Price £599,000 Freehold





Garsington village has a thriving community providing a local shop public house primary school and sports field. Central Oxford is approximately 4 miles away offering a range of both high street shops and boutique stores. Cultural amenities include theatres galleries museums and cinemas and a vibrant entertainment scene with bars and restaurants to suit most tastes. Nearby Cowley provides for day to day needs with retail parks. David Lloyd Leisure and other recreational amenities.

Junction 8 of the M40 is just 10 minutes drive leading to London and the Midlands and there are rail services from both Oxford Parkway and Haddenham Parkway.



Approximate Gross Internal Area 1460 sq ft - 136 sq m

Ground Floor Area 739 sq ft – 69 sq m

First Floor Area 721 sq ft – 67 sq m

