

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

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 tow 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 styles 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.

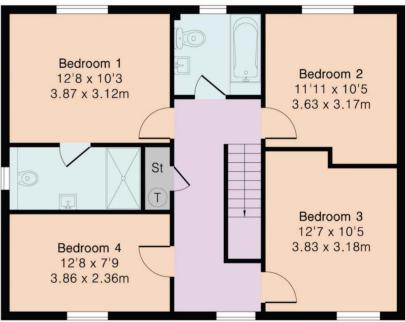


Approximate Gross Internal Area 1460 sq ft - 136 sq m

Ground Floor Area 739 sq ft - 69 sq m First Floor Area 721 sq ft - 67 sq m







First Floor



HOLYFIELD HOUSE, I WALTON WELL ROAD, OXFORD. OX2 6ED

- t. 01865 515000
- e. oxford@thomasmerrifield.co.uk
- w. thomasmerrifield.co.uk

IMPORTANT NOTICE Thomas Merrifield, their clients and any joint agents give notice that:

I. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.