



THOMAS  
MERRIFIELD

SALES LETTINGS

8 The Green  
Garsington, Oxfordshire, OX44 9DF

## 8 The Green, Garsington, Oxford, OX44 9DF

A beautifully appointed and charming detached period cottage set within the conservation area of this popular village just 4 miles south-east of Oxford

- Sitting room
- Dining room
- Well-appointed kitchen/breakfast room
- Utility/cloakroom
- Three double bedrooms
- Large family bathroom
- Good size rear garden with countryside views
- Timber summerhouse/office with electricity
- Off-street parking
- EPC Rating: D

A characterful property offering "old world" charm together with modern day conveniences. The well-proportioned accommodation is arranged over two floors with the ground floor providing an entrance lobby, sitting room and separate dining room with a connecting chimney and wood burning stove, a utility/cloakroom and a well-appointed kitchen/breakfast room with access to the rear garden. On the first floor are three double bedrooms and a large family bathroom. There is off-street parking to the front of the cottage and to the rear are good-sized enclosed gardens with a large area of timber decking excellent for entertaining, an area of lawn with herbaceous borders and a large timber outbuilding with electricity offering a variety of uses. From the end of the garden there are lovely views across adjoining countryside.

**Price £650,000**



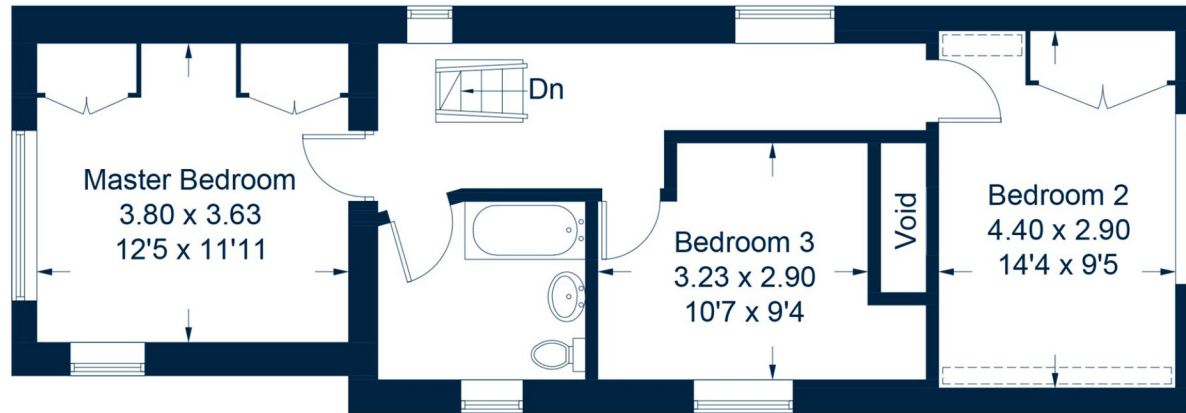


The cottage occupies a central location in the heart of Garsington within the conservation area. The village has a thriving community providing a local shop, public house, primary school and sports field. Central Oxford is approximately 4 miles away offering a range of both high street shops and boutique stores. Cultural amenities include theatres, galleries, museums and cinemas and a vibrant entertainment scene with bars and restaurants to suit most tastes.

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

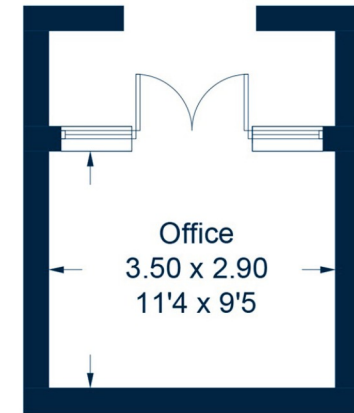


Approximate Gross Internal Area  
 Ground Floor = 75.8 sq m / 816 sq ft  
 First Floor (Excluding Void) = 53.4 sq m / 575 sq ft  
 Office = 10.1 sq m / 109 sq ft  
 Total = 139.3 sq m / 1,500 sq ft

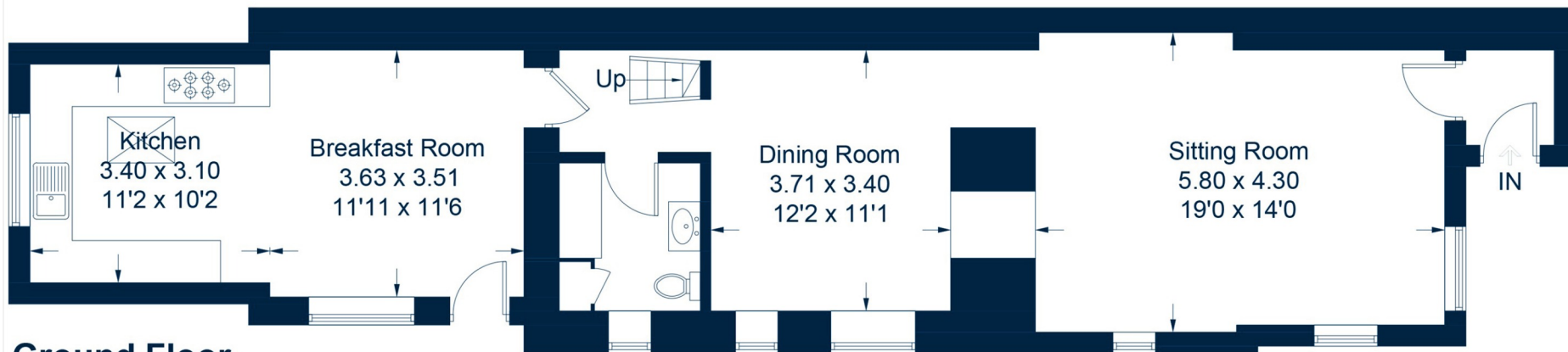


**First Floor**

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



**Ground Floor**



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