



THE STICKS, 81 OXFORD ROAD
GARSINGTON, OXFORD, OX44 9AD

**PENNY &
SINCLAIR**

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GARSINGTON, OXFORD, OX44 9AD

GUIDE PRICE £1,300,000

Reception Hall • Three Reception Rooms • Kitchen/Breakfast Room • Utility Room • Cloakroom • Five Bedrooms • Master Suite Includes A Shower Room, Dressing Room & Balcony • Further Ensuite, Family Bathroom & Family Shower Room • Established Rear Garden, Ample Parking & Garage

DESCRIPTION

A beautifully appointed detached house situated in this convenient location and within easy reach of Oxford, ring road and Oxford hospitals. The extensive accommodation is arranged over three floors and extends to c. 3046 sq ft. Briefly comprises, limestone floor reception hall, vaulted drawing room, sitting room, dining room, limestone floor kitchen/breakfast room, utility room, cloakroom, five bedrooms including a master suite with shower room dressing room and balcony, another bedroom with an ensuite bathroom, family bathroom and family shower room. The property was built for the current owners with a great deal of thought and care given to design, fittings and overall finish. Outside there is a secluded rear garden and terrace, and to the front ample parking and access to a garage.

LOCATION

Garsington is a vibrant rural village located approximately 5 miles to the east of the city. The village enjoys a strong community spirit, The Three Horseshoes public house, an active sports and social club as well as a very good C of E Primary school. This location offers excellent access to a number of independent schools including Magdalen College School, The Dragon, Rye St Anthony and Headington Girls School. For the family shop, Tesco and the retail park is a 10 minute drive away. The M40 is approximately 5 miles away for access in to London, and there are rails links from Oxford and Thame.

DIRECTIONS

Approach the village via the Oxford Road. Continue through the village and No. 81 will be found on the right hand side.





VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property, in order that you do not make a wasted journey.

SERVICES

All main services connected.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

The property is Freehold and offers vacant possession upon completion.

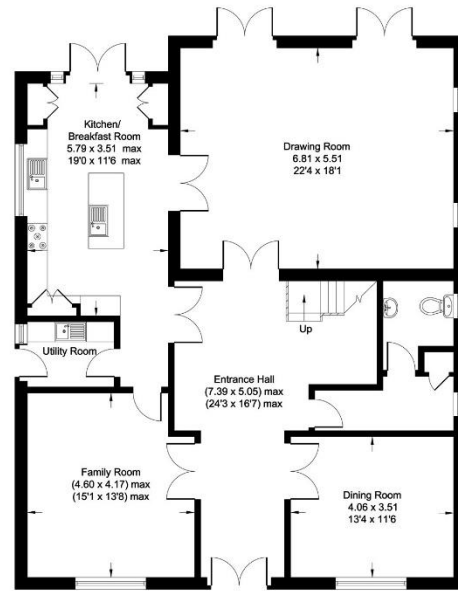
LOCAL AUTHORITY & COUNCIL TAX

South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Milton
OX14 4SB
Telephone: 01491 823000
Council Tax Band G - £3050.83 for 2019/20

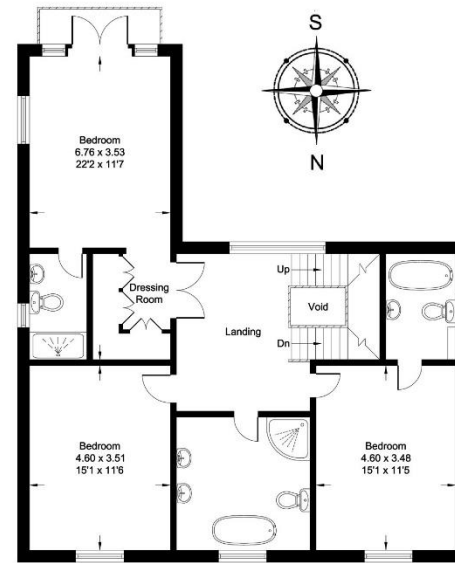




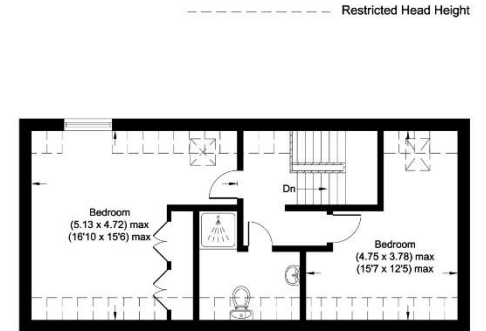
Approximate Gross Internal Area = 283 sq m / 3046 sq ft
Total = 283 sq m / 3046 sq ft



Ground Floor



First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**PENNY &
SINCLAIR**

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