



THOMAS  
MERRIFIELD  
SALES LETTINGS

Salix House, 1 Hawthorn Close,  
Garsington, Oxford, OX44 9EQ

## Salix House, 1 Hawthorn Close, Garsington, OX44 9EQ

A detached family home built in 2022 providing four bedroom accommodation set in a popular village south-east of Oxford. This property is being sold with no onward chain.

- Large open-plan living/dining room
- Contemporary kitchen with integrated appliances
- Office/study
- Cloakroom
- Master bedroom with en-suite shower room
- Three further bedrooms and family bathroom
- Allocated parking for two cars
- South-west facing rear garden with patio and lawn
- EPC Rating: B. Council Tax Band: F
- Estate Maintenance Charge: £500 per annum approx.

Forming part of a small private development of just four detached homes, Salix House provides well-proportioned accommodation over two floors of approximately 1,460sqft (136m<sup>2</sup>). The ground floor has a large open plan living/dining room, dual aspect and with doors to the garden as well as having an open hearth for a wood burning stove. The stylish contemporary kitchen has a comprehensive range of units with integrated appliances. There is also an office/study and cloakroom to the ground floor. To the first floor are four good-sized bedrooms with the master bedroom having an en-suite shower room. Outside there is a good-sized rear garden with patio and lawn and there is allocated parking for two cars. Six years remain on the new building warranty. There is Gas central heating and double glazed windows and doors.

**Guide Price £599,000 Freehold**





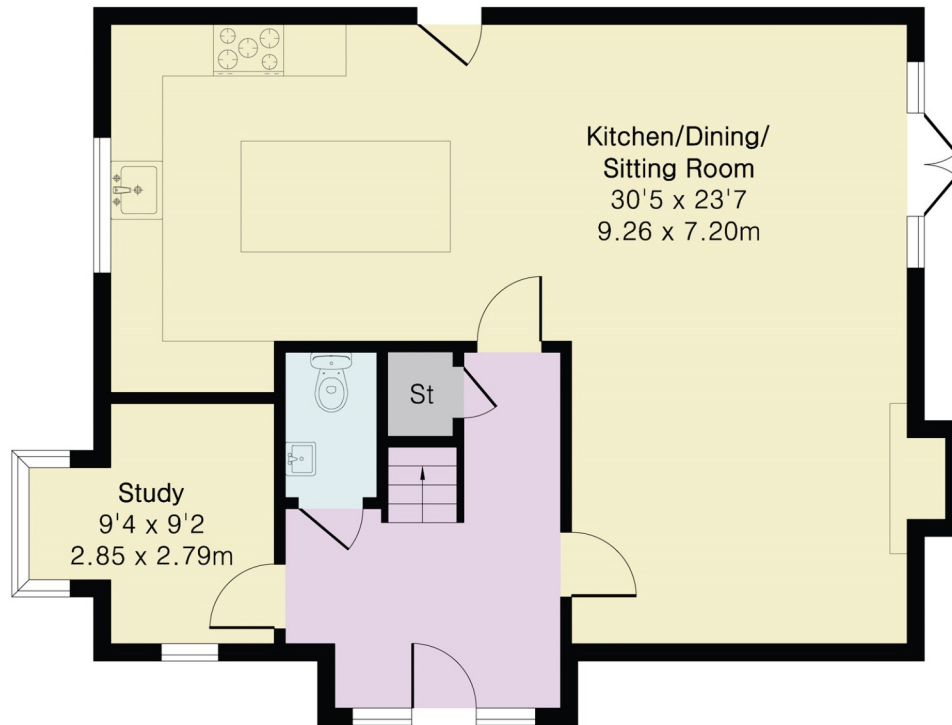
Garsington village has a thriving community providing a local shop public house, primary school, church and sports field. Central Oxford is approximately 4 miles away. Cultural amenities include theatres galleries museums and cinemas and a vibrant entertainment scene with a variety of cafes, bars and restaurants. Nearby Cowley provides for day to day needs with retail parks, supermarkets, David Lloyd Leisure and other recreational amenities. Junction 8 of the M40 is just 10 minutes drive away and there are rail services from both Oxford Parkway and Haddenham Parkway to London. According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoors and variable indoors.



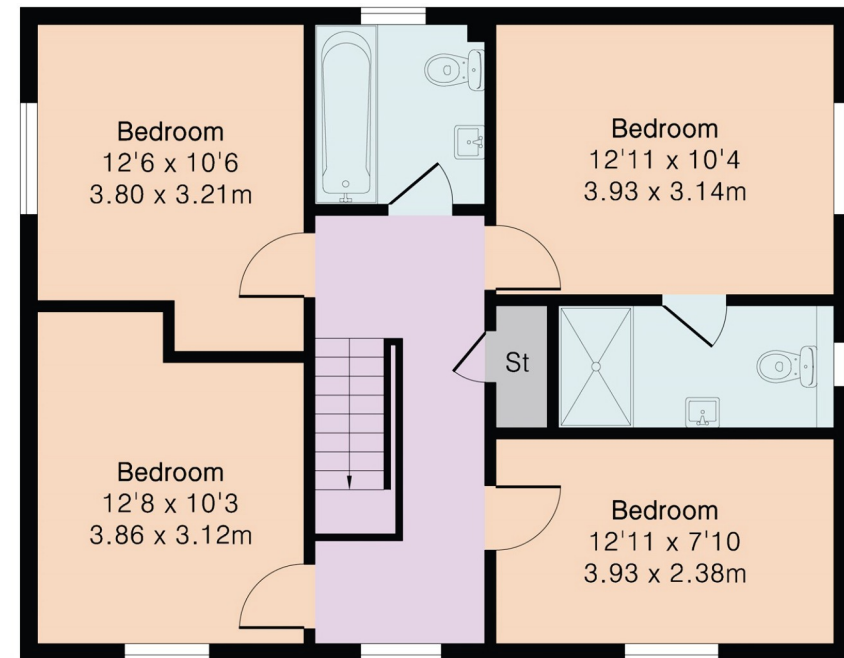
# Approximate Gross Internal Area 1478 sq ft - 138 sq m

Ground Floor Area 761 sq ft – 71 sq m

First Floor Area 717 sq ft – 67 sq m



Ground Floor



First Floor



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