



**Poplar Close, Garsington, Oxford, OX44 9BP**



## ***Welcome to*** **Poplar Close, Garsington, Oxford**

The property benefits from being newly decorated throughout, offering a ready to move into home as it's sold with no onward chain.

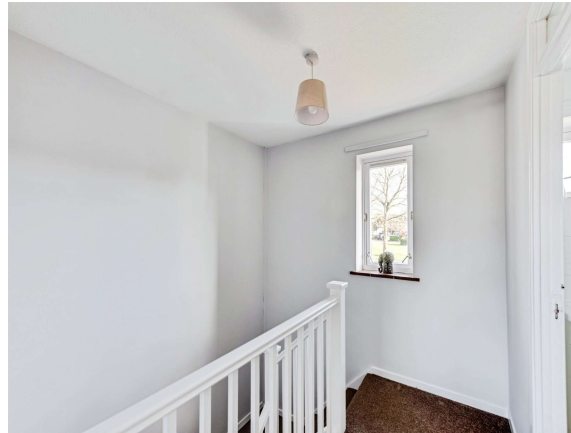
The ground floor comprises entrance hall with storage leading to all mains rooms, kitchen with fitted units and door to the rear, lounge with good sized window offering a bright living space and the garage conversion allowing the option of a third bedroom or additional reception room.

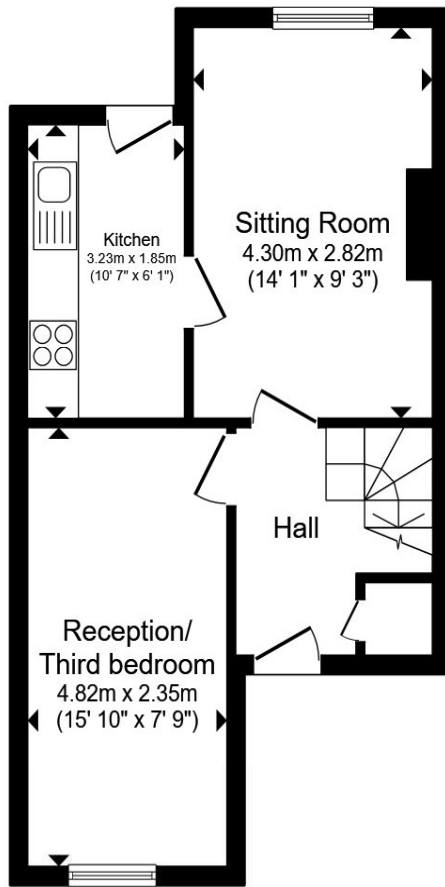
To the first floor are the double and single bedrooms, a good-sized storage cupboard housing the boiler and the family bathroom with wc, hand wash basin and panelled bath with electric shower over.

Externally the rear garden offers a low maintenance enclosed garden which is mostly laid to lawn with a shed and rear access and to the front is the driveway with hedged boundary and a secure shed for bin storage.

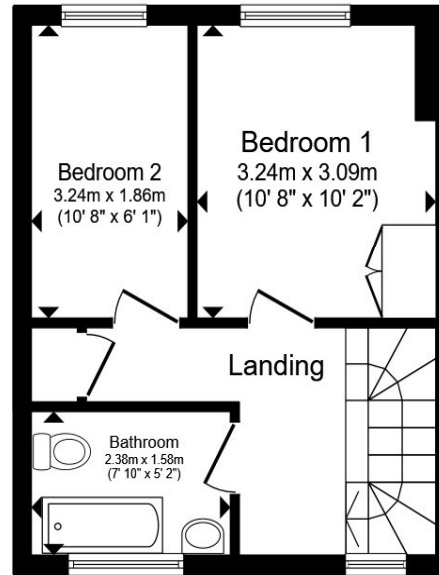
The property overlooks a mature but well-maintained village green which enhances the community feel of the area, local amenities include community hall, village shop, hairdressers, garden centre and fantastic pub/restaurant offering all year round events. The Cowley Retail Park offers supermarkets, pharmacy, clothing shops and petrol station and the Oxford Business Park and BMW Mini Plant are major employers all under 2 miles away and the Science Park is just 3 miles drive.

Garsington is a sought-after village just outside of Oxford, offering public transport links around the villages and inside the ring road, with great access to the A40 for M40 to London.





**Ground Floor**



**First Floor**

**Driveway**

**Entrance Hall**

**Kitchen**

10' 7" x 6' 1" ( 3.23m x 1.85m )

**Sitting Room**

14' 1" x 9' 3" ( 4.29m x 2.82m )

**Hallway**

**Bedroom One**

10' 8" x 10' 2" ( 3.25m x 3.10m )

**Bedroom Two**

10' 8" x 6' 1" ( 3.25m x 1.85m )

**Bedroom Three/Reception Room**

15' 10" x 7' 9" ( 4.83m x 2.36m )

**Bathroom**

**Rear Garden**

Total floor area 64.1 m<sup>2</sup> (690 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Welcome to**

## **Poplar Close, Garsington, Oxford**

- No onward chain
- Two/three bedrooms
- Cul-de-sac location
- Newly decorated
- Driveway

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£365,000**



**check out more properties at [allenandharris.co.uk](https://allenandharris.co.uk)**



Property Ref:  
RSH106427 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the  
postcode not the actual property

  
**allen & harris**



**01865 711441**



[oxford@allenandharris.co.uk](mailto:oxford@allenandharris.co.uk)



82 Rose Hill, OXFORD, Oxfordshire, OX4 4HX



**[allenandharris.co.uk](https://allenandharris.co.uk)**