



THOMAS
MERRIFIELD

SALES LETTINGS

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

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Completed and ready for occupation a detached family home providing four bedroom accommodation 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
- Parking for 2 cars
- Good size rear garden with patio and lawns
- Images have been digitally dressed
- 10 year build warranty
- EPC Rating: B

Forming part of a small private development of just 4 detached homes 4 Hawthorne Close provides well proportioned accommodation set across two floors, of approximately 1460sqft (135m²). The ground floor has a large open plan living/dining room with double aspect and doors to the garden. The contemporary styled 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 size bedrooms with the master bedroom having an en-suite shower room. Outside there is parking for 2 cars and a good size rear garden with patio and lawns.

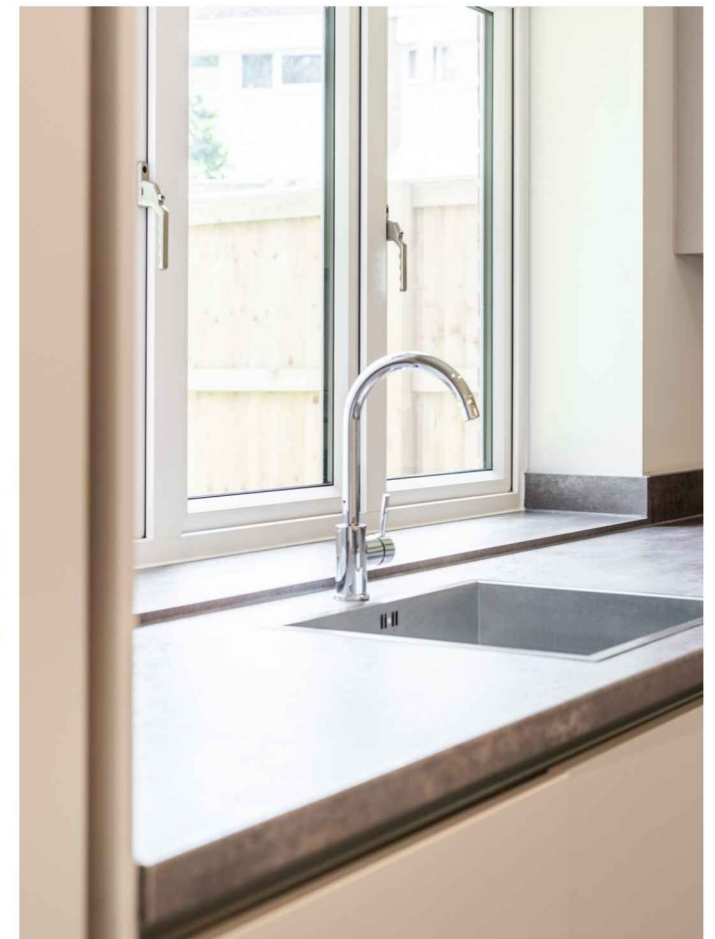
Guide Price £599,000



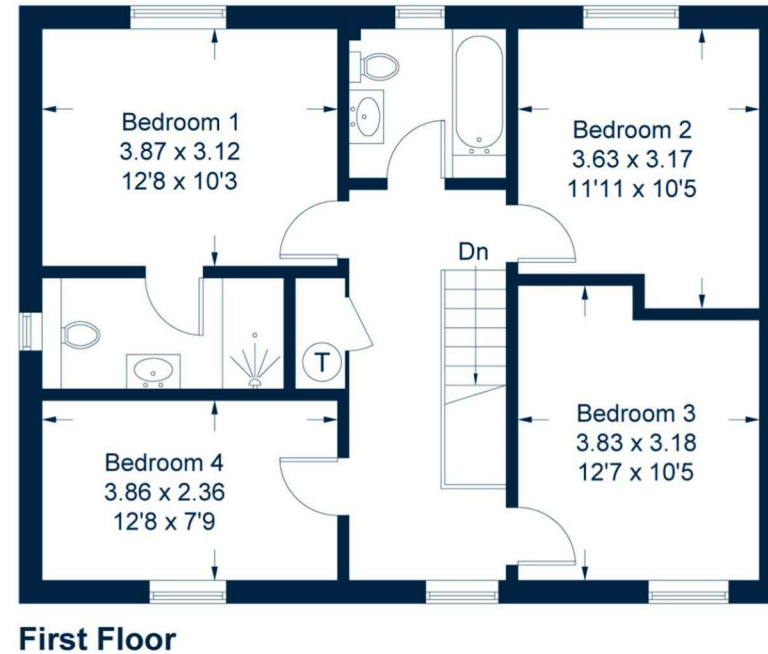
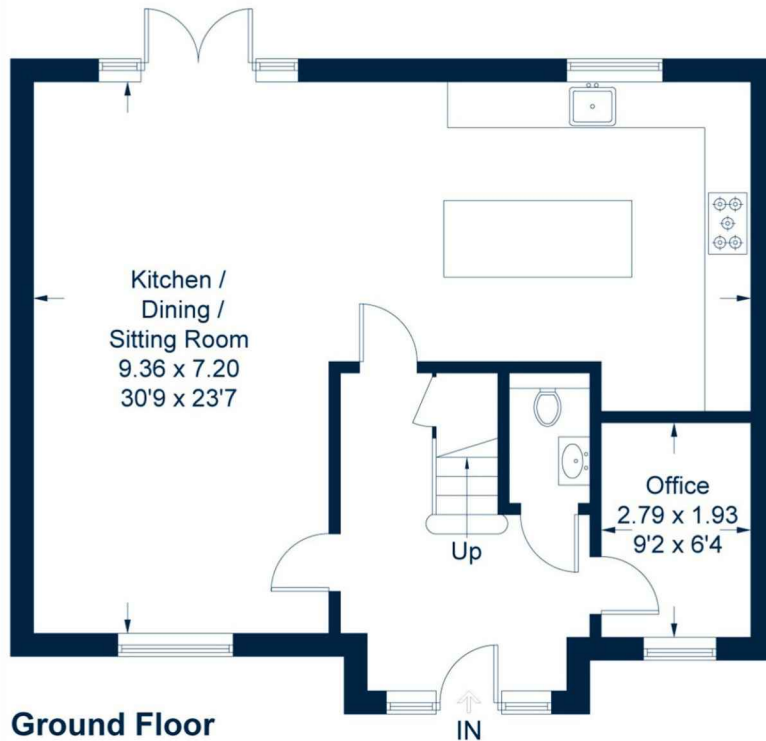


Garsington village has a thriving community providing a local shop, public house, primary school and sports field. Central Oxford is approximately 4 miles away offering a range of both high street shops and boutique stores. Cultural amenities include theatres, galleries, museums and cinemas and a vibrant 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
 Ground Floor = 68.7 sq m / 739 sq ft
 First Floor = 67.0 sq m / 721 sq ft
 Total = 135.7 sq m / 1,460 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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