



THOMAS
MERRIFIELD
SALES LETTINGS

7 The Green
Garsington, Oxfordshire, OX44 9DF

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A newly constructed four bedroom detached family house occupying a prime location within the Conservation Area of this popular village just four miles east of Oxford

- Entrance hall with vaulted ceiling & galleried landing
- Large open-plan kitchen/dining room opening onto:
- Glazed area ideal for family use
- Study, cloakroom and utility
- Double aspect sitting room
- Four bedrooms all with en-suite bath/shower rooms
- Garage/workshop
- Parking for several vehicles
- Set in attractive gardens
- 10 Year Build Warranty

An attractive property built using traditional materials to harmonise with the surrounding area. On entering the house through a generous hall with vaulted ceiling and galleried landing above, you immediately evoke a feeling of comfort. There is an open-plan kitchen/family room which has been comprehensively fitted and leads into a glazed area/family room. The ground floor also features a good size double-aspect sitting room, study, utility and cloakroom. On the first floor each of the four bedrooms are generously proportioned and feature either an en-suite shower room or bathroom and with fitted cupboards. Outside is a large block-paved drive with parking for several vehicles and a garage/workshop. The gardens are to three sides of the property with a large decked terrace, ideal for entertaining.

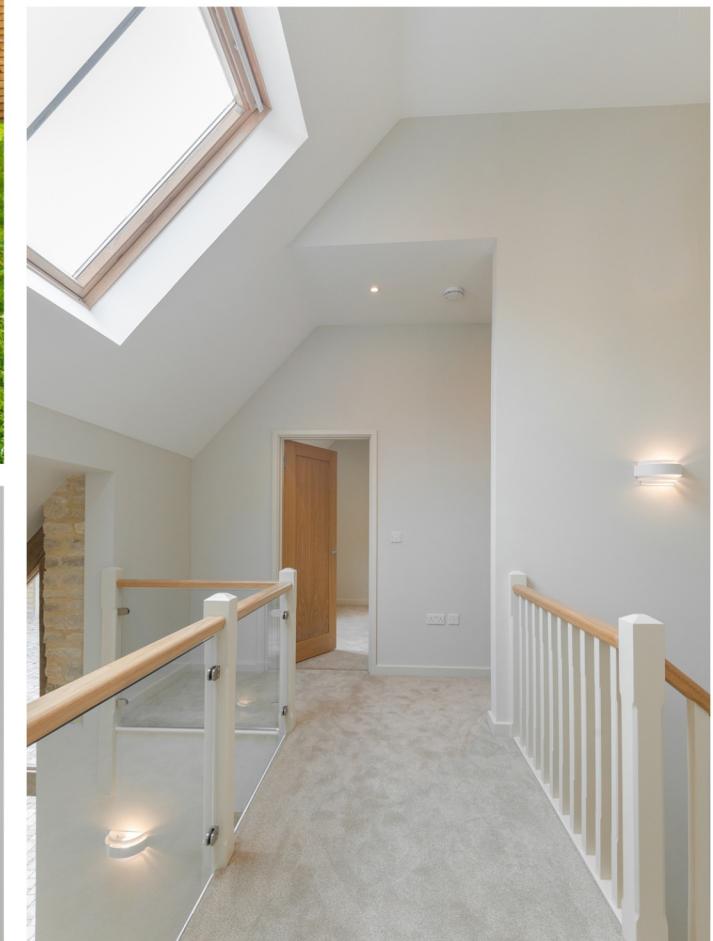
Price £1,150,000





Occupying 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 = 124.9 sq m / 1,344 sq ft
 First Floor = 104.8 sq m / 1,128 sq ft
 Garage = 29.6 sq m / 319 sq ft
 Total = 259.3 sq m / 2,791 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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