





A stunning three bedroom detached grade II listed thatched cottage, tastefully renovated throughout and presented to the highest of standards, with a large rear garden in the desirable Oxfordshire village of Weston on the green.

Willow cottage is 400yrs old this year, believed to date back to 1617 it was extended in 2002 and the current owners have implemented an extensive refurbishment plan over the last 10 years including a re-thatch in 2015. The property has been completely transformed to offer more contemporary living, whilst maintaining many of the original features and integrity of the building.

Upon entering the property you immediately get a sense of not only how charming it is, but how beautifully it is presented.

The large reception room has exposed timbers, flag stone flooring, and a large Inglenook fireplace with an original "shepherd seat & salt niches", the addition of the log burner makes this a fabulous room for both family gatherings and cosy winter evenings alike.

The kitchen/breakfast room was part of the extension undertaken in 2002 and is fitted with handmade Powells of Oxford units comprising both wall and base units complemented by black granite working surfaces and tiled surrounds.

The dining area offers that perfect space for both casual and more formal entertaining, there is plenty of room for a large table and chairs.

The sitting room is a delightful space with exposed timbers, limestone fire place with Hunter Hawk gas stove. Window to both front and side aspects, including window seat to the front which is the perfect space to enjoy a good book or a quiet evening in!

The study is a useful addition to this pretty cottage and offers the flexibility for those working from home.

To the first floor the split level master bedroom has fitted wardrobes, oak flooring and overlooks the lovely rear garden.

The twin aspect second room also has oak flooring, exposed beams and principally overlooks the front garden. A third bedroom and family bathroom complete the first floor accommodation.

Outside the garden is mainly laid to lawn with mature shrubs, fruit trees and a weeping willow. The patio is set off by a dwarf wall offering plenty of space for BBQs and Al-fresco dining, stepping stones lead up the garden to a bespoke seating area, covered in flowering vines, the vendors have enjoyed many long summer evenings with a glass of wine watching the sun go down here.

The garden wraps further round than the eye can see from the back of the house to an area that would work well for children's equipment, or even a vegetable patch for the keen gardener.

There is gated access both to the rear where there is parking for two vehicles and to the side of the house where the bins and oil tank have been carefully hidden.

The front of the property is bounded by a low stone wall and the paved pathway leads through a lawn to the front door.

Weston-On-The-Green is a civil parish and village approximately 5 miles south-west of Bicester. The village has two public houses and a country house hotel with restaurant. In addition to the village store/post office, there are a variety of local shops. Bicester Village designer shopping outlet, with 130 luxury boutiques, is only a 10-minute drive away.

Within easy reach of Weston-on-the-Green are three commuter railway stations; Bicester North, Bicester Village and the new Oxford Parkway station. Bicester North has a 45-minute commuter service to London Marylebone and you can reach Birmingham in 1 hour. Junctions 9 and 10 of the M40 offer access to London.

The centre of Oxford is only 9 miles away. Known for its University, Oxford also offers excellent schooling. Independent schools include; The Dragon with its Preparatory School, Oxford High School, St Edwards, Christ Church Cathedral School, and Magdalen College School. There are also excellent State primary and secondary schools in Oxford and the surrounding towns and villages.

The Oxfordshire Way passes through the village and there are many walking paths along the banks of the Oxford Canal and River Thames within a short drive. You can also find golf clubs, a health club and spa, and the Kirtlington Park Polo Club nearby. Oxford offers further sporting and leisure amenities, including health, racquet, tennis and rowing clubs.









Accommodation comprises:

Ground floor - Kitchen/breakfast room, study, sitting room, reception room.

First floor- Three double bedrooms, family bathroom.

Outside- walled garden to the front, driveway parking to the rear, large enclosed rear garden.

Oil fired central heating







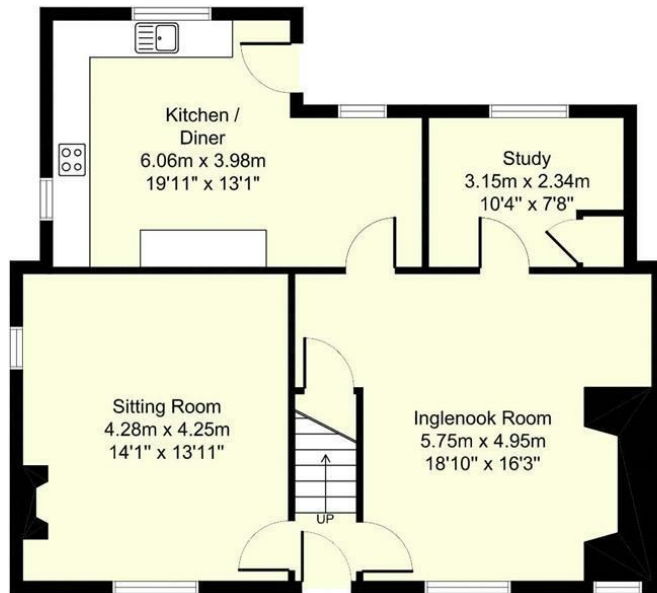


Willow Cottage, Church Road, OX25 3QP

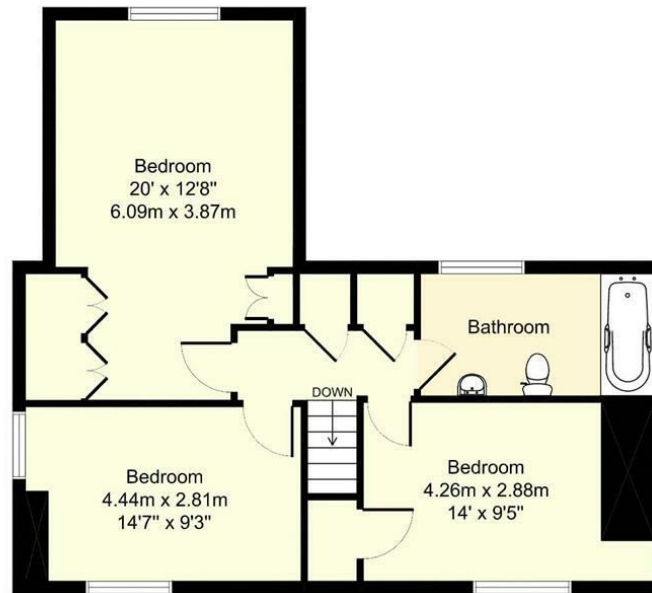
Ground Floor Area 818 Sq.ft / 76 sq.m

First Floor Area 678 Sq.ft / 63 sq.m

Total Approx. Floor Area 1496 Sq.ft / 139 sq.m



GROUND FLOOR



FIRST FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

