



A stone built, four bedroom detached family home, set in a secluded rural location, occupying a plot of approximately 0.9 acres. The property boasts many original features, an oversize double garage and beautiful views across the Oxfordshire countryside.

Rowles House is set back on an impressive sweeping driving along a private lane giving you security and privacy. This would be the ideal location for someone who wants to amalgamate their business with being at home.

Upon entering the property, there is a large welcoming reception hallway from where you can access the spacious sitting room/dining room with exposed walls and wooden beams. At the heart of this room is a feature fireplace along with south facing windows, allowing this room to be flooded with natural lighting.

The kitchen/breakfast room has recently been refurbished and boasts integrated appliances, tiled flooring and exposed beams. There is a family area here to socialise with family and friends whilst preparing meals.

A useful utility room, just off the kitchen has access into the rear garden, making it the perfect place to leave muddy boots and a wet dog.

To the first floor is the dual aspect master bedroom with views over the rear garden. There are three further bedrooms and a family bathroom. A WC completes the first floor accommodation. Weston-On-The-Green is a civil parish and village about 4 miles Southwest of Bicester. The village has

two public houses, The Chequers and The Black Sheep (which does excellent fish & chips!). There is also a homemade ice cream shop, pet food shop, village store and delightful gift shop which sells handmade goods.

The City of Oxford is known throughout the world for its beautiful and historical architecture and the impressive University Parks. The city is also well known for its excellent schools including The Dragon and its Preparatory School, Oxford High School, St Edwards, St Phillip and St James Primary School, Wychwood School for Girls and Cherwell School. Oxford sporting and leisure amenities include the local Virgin Active Health and Racquets Club, a selection of golf clubs, several tennis and rowing clubs and many walks along the banks of the canal, River Thames and Port Meadow. The City boasts excellent communications with access to the M40 connecting to London and Birmingham and the A34 linking to Newbury and the M4. Oxford station is within walking distance and there is a fast rail service to London Paddington taking approximately 55 minutes.

Bicester is approximately 4 miles away and has two railway stations. Bicester North offers a greater commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour. Bicester Town is currently being upgraded to provide

a further route to London Paddington. The M40 is within easy reach at J9 or J10 and offers access to London.

Bicester Village is a dream destination for designer shopping with 130 luxury boutiques all on your doorstep and is a few minutes drive or a five minute walk from the town centre.





The property comprises of:

Ground floor-

Kitchen/breakfast room, sitting room, utility room and WC.

First floor-

Master bedroom, three further bedrooms, family bathroom and WC.

Double Garage,

Front and Rear garden.

EPC rating: F

Oil Central Heating



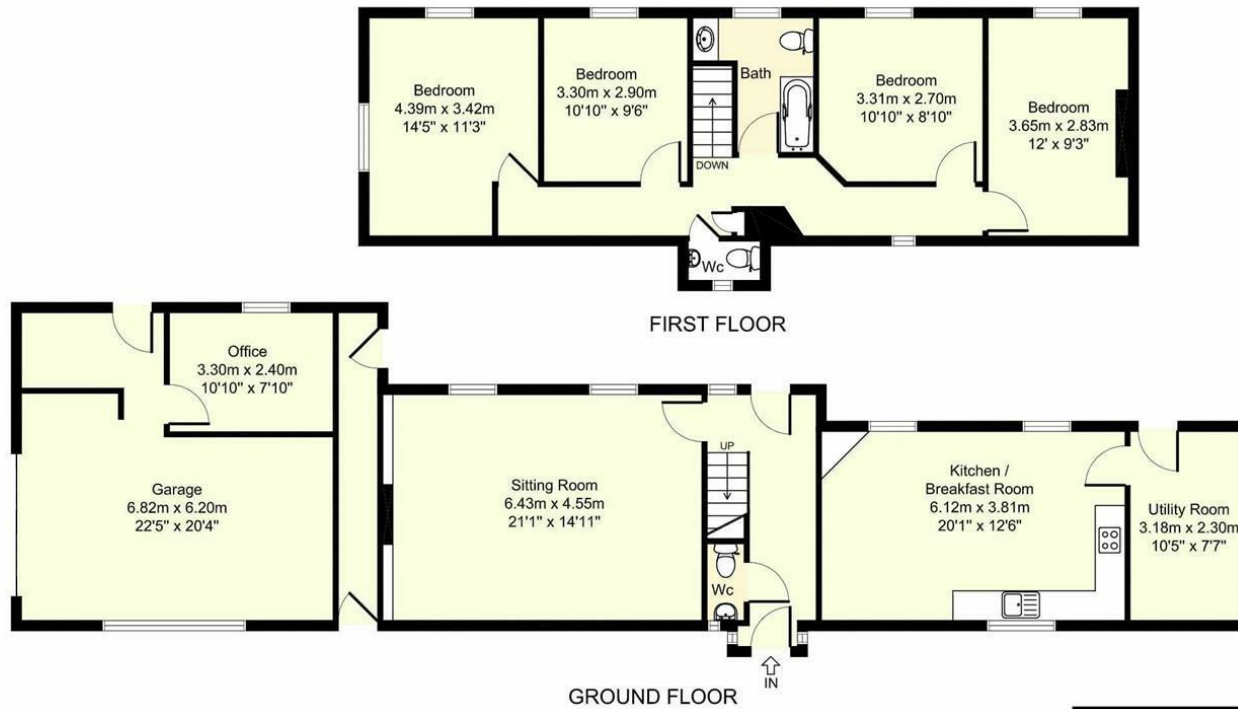


Rowles House, Weston-on-The-Green

Ground Floor Area 1270 Sq.ft / 118 sq.m


First Floor Area 732 Sq.ft / 68 sq.m

Total Approx. Floor Area 2002 Sq.ft / 186 sq.m



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			7
(55-68) D			
(39-54) E			
(21-38) F		31	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		67	27
		EU Directive 2002/91/EC	