

THE OLD POST HOUSE
WESTON-ON-THE-GREEN

BRECKON.CO.UK

The Old Post House

Church Road, Weston-on-the-green, OX25 3QP

A charming two-bedroom stone cottage with character features set in a secluded position within the heart of the village of Weston On The Green.

The Old Posthouse set behind the village shop, maintains a wonderful mix of character combined with modern features. The inviting double aspect living/dining room with french doors leading to the garden is filled with natural daylight and features a stone fireplace with log burner, large exposed timber beams, lintels and solid wood flooring.

The well fitted gallery style kitchen comes with integrated appliances including fridge, freezer, dishwasher and electric oven and hob. Upstairs, there are two double bedrooms, both with fitted storage, and a family bathroom.

The east-facing rear garden is very private, mainly laid to lawn and with a patio area, ideal for unwinding in a peaceful setting, and there is an allocated parking space located a short distance from the property.

 2

 1

 1



East Facing

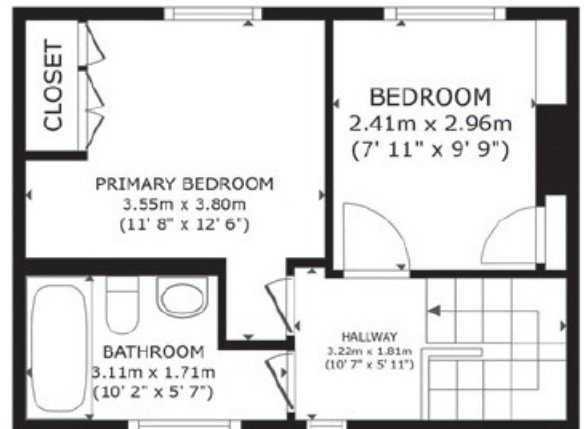
Guide Price: £400,000







GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 43.0 m² (463 sq.ft.) FLOOR 2 30.4 m² (327 sq.ft.)
TOTAL : 73.4 m² (790 sq.ft.)
KITCHEN AND DINING ROOMS ARE APPROXIMATELY 10% LARGER



Council Tax:

C

Parking

Allocated parking space

Local Authority

Cherwell District Council

The Old Post House
Church Road
Weston-On-The-Green
BICESTER
OX25 3QP

Energy rating

E

Valid until

15 January 2035

Certificate number

0635-1429-3400-0266-5202

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

“Location comment's”

The village is on the route of the Oxfordshire Way long distance footpath which includes a 10 mile circular walk from the village passing through Kirtlington, the Oxford Canal, Shipton on Cherwell and Bletchington. On the way there's some lovely views of the Oxfordshire countryside to enjoy.

Weston-On-The-Green is a pretty village just seven miles north of Oxford. Local amenities include the highly acclaimed Milk Shed restaurant/cafe, The Ben Johnson Pub, The Weston Manor Hotel, and St Mary's church. Transport links to Oxford, London, Birmingham, Milton Keynes are all easily accessible.

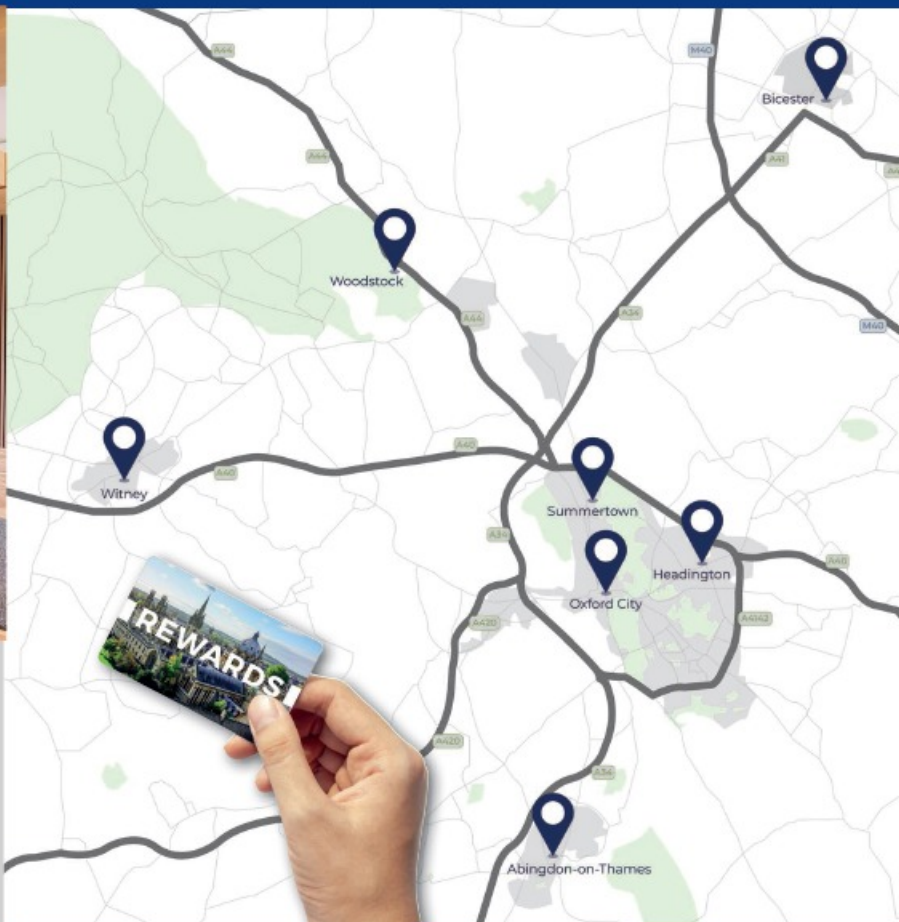




Our network of offices across Oxfordshire

Every office has access to **every buyer** registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.



BRECKON REWARDS

Scan to find out more!



naea
propertymark

PROTECTED

Bicester Sales & Lettings

30 Market Square
Bicester
Oxfordshire
OX26 6AG

t: 01869 242423
e: bicester@breckon.co.uk



FROM LEFT:
Ken Cunhao Lin, Maxine Reynolds,
Laura Conaty

Summertown

t: 01865 310300 (sales)
t: 01865 201111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244735 (sales)
t: 01865 201111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750200 (sales)
t: 01865 763999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550550 (sales)
t: 01235 554040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811881 (sales)
t: 01993 810100 (letting)
e: woodstock@breckon.co.uk

Witney

t: 01993 776775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

New Homes

t: 01865 261222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 201111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310300
e: creative@breckon.co.uk

Breckon & Breckon
est. 1947