



Situated at the end of a private driveway with attractive gardens and grounds extending to just over 3 acres, enjoying far-reaching views over open countryside, Monks Walk offers light and flexible accommodation to provide an exemplary family home in the sought-after Oxfordshire village of Weston-on-the-Green.

Located on Church Lane in the charming village of Weston-on-the-Green, this fabulous house boasts 4 reception rooms, 6 bedrooms, and 2 bathrooms, offering ample space for a growing family or those who love to entertain.

The main reception room offers views of the garden to the side of the property, while the kitchen/dining room located at the rear boasts views over the rear garden and open countryside beyond creating a relaxing space to enjoy morning tea and weekend lunches alike.

The kitchen will suit the aspiring chef with a generous number of Baltaup floor and eye-level units and integrated appliances, along with the nicest of views of the garden from the large window over the sink.

Spacious, and filled with natural light this fantastic room offers the flexibility to be used for casual dining, relaxing on comfy sofas, chatting with friends over a glass of wine, and creating lasting memories.

The sunroom which is accessed via the sitting room provides yet another room to enjoy the peace and tranquillity of this perfectly situated village home.

Whilst the family room is perfect for the teenagers of the house, the study is ideal for those who need to work from home.

A W.C., and a large utility room with plenty of storage, and access to the garden fulfills all the practical requirements for modern family living.

A standout feature of this impressive detached property is the full-length picture window on the landing, not only does it help to fill the hallway with light, but you can take in the breathtaking views over the south-facing garden, tennis court, and wildflower garden.

On the first floor, the bedroom configuration is flexible, comprising of six bedrooms and a family bathroom. The principal bedroom is dual-aspect and benefits from having fitted wardrobes and an en-suite with a bath and shower.

The house features a first-class tennis court with a DOE Olympus surface, perfect for those who compete, enjoy an active lifestyle, or simply love to spend time outdoors.

In addition to the tennis court and wild flower garden adjacent to it, the stunning formal gardens add a touch of elegance to the property, creating a picturesque setting for outdoor gatherings or peaceful relaxation.

Extending to three sides of the property, with mature trees and hedging, a south-facing lawn, an attractive pond, vegetable garden, and numerous places to enjoy the sunny aspect and tranquil setting this garden has something for every member of the family.

A gate to the rear of the garden crosses the historic footpath the Monks used to walk to the church where you can access the tennis court and wildflower garden.

Leading on from a path between the tennis court and wildflower garden which was previously used as a grass tennis court the grounds include a further 2.5 acres, which are currently unfenced for easy maintenance. There is gated access to the side over the adjoining driveway. This land could potentially be used as a pony paddock with the correct change of use / permission.

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 a restaurant. In addition to the village store/post office, there are a variety of local shops including an awarding winning Cafe The Milk Shed, and The Old Flight House antique centre.

Nearby Bicester has high-street shops, restaurants, and general amenities, larger superstores include a Sainsburys, Tesco, and a Marks and Spencer Food Hall.

The popular Bicester Village designer shopping outlet, with 170 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 Oxford Parkway Station.

Bicester North, and Bicester Village offer a 45-minute commuter service to London Marylebone and you can reach Birmingham in 1 hour.

By road 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.

Don't miss the opportunity to make this house your home and enjoy the best of country living with modern comforts. Contact us today to arrange a viewing and experience the stunning location and versatility this family home has to offer.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Sitting Room, Sun Room, Family Room, Study, Kitchen/Dining Room, W.C

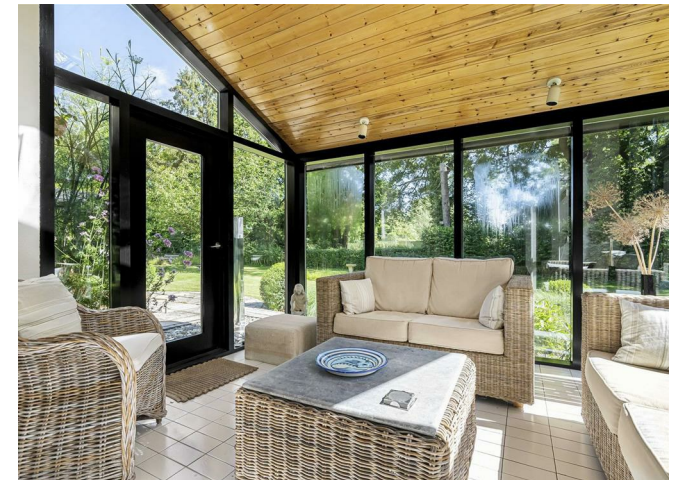
First Floor - Principal Bedroom With En-Suite Bathroom, Five Further Double Bedrooms and The Family Bathroom.

Outside - Sweeping Gravel Driveway Providing Parking For Several vehicles, Garage, Storage Sheds, Summer House, Garden Terrace, Vegetable Garden, Woodland, Pond, Wild Flower Meadow, Tennis Court, Further Grounds Approaching 2.5 Acres.

Services - Mains Water, Mains Drainage, Oil Fired Central Heating.

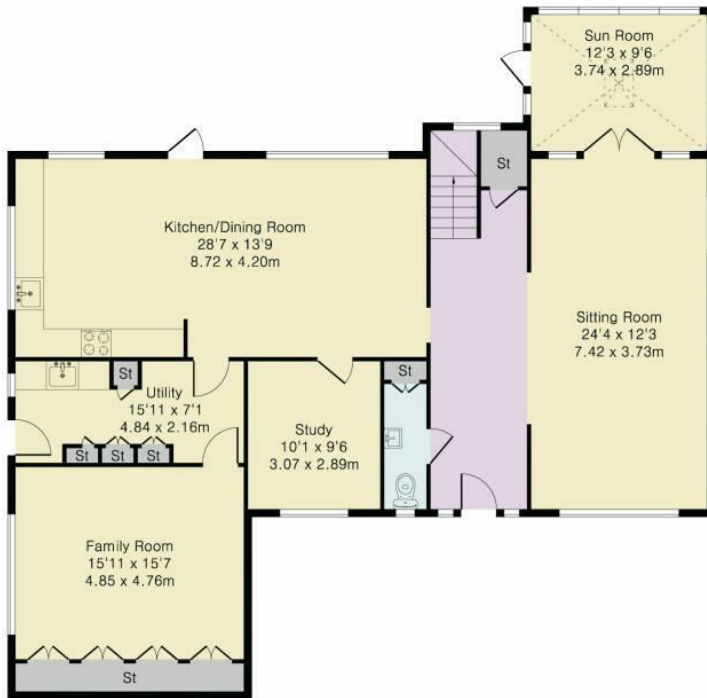
Local Authority - Cherwell District Council

Council Tax Band - G

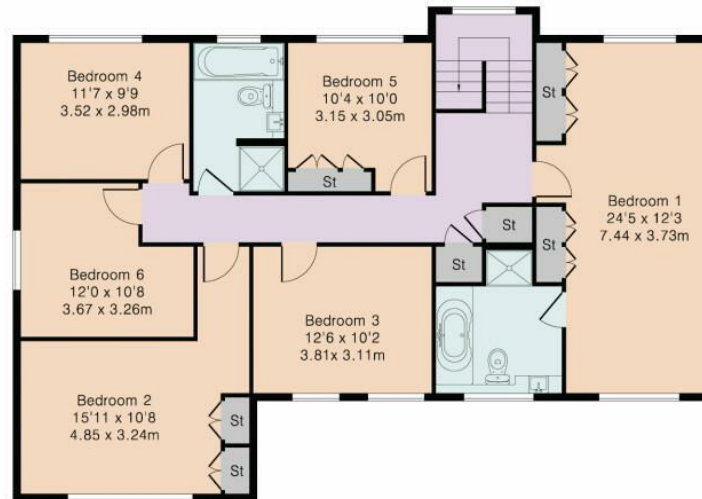




Approximate Gross Internal Area 2806 sq ft – 260 sq m
 Ground Floor Area 1510 sq ft – 140 sq m
 First Floor Area 1296 sq ft – 120 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-61) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

