



A stone-built four-bedroom detached property, with flexible accommodation arranged over two floors in a private location within the desirable Oxfordshire village of Weston On The Green enjoying views over paddocks.

Approached over a gravel driveway at the end of a no-through lane Dolphin House offers flexible accommodation arranged over two floors.

To the left of the entrance hallway is the study, which is a good size for those working from home.

The sitting room is also generous in size and has French doors leading to the rear garden.

The dining room can be accessed both from the hallway and the kitchen/breakfast room, it would also lend itself to being utilised as a family room.

The kitchen/breakfast room is fitted with floor and eye-level units and integrated appliances, with plenty of space for a table and chairs it is ideal for casual dining.

Adjoining the kitchen is a useful utility room, which has a door leading to the double garage. A W.C. completes the ground floor accommodation.

On the first floor, there are four double bedrooms and a family bathroom. The master bedroom benefits from having an en-suite bathroom with double sinks.

The Juliette balcony is a lovely feature of the master bedroom and offers views over the pretty rear garden and neighbouring paddock land, with a westerly aspect it is perfect for enjoying the evening sunset.

The double garage benefits from having an electric door to the front

The front of the property is enclosed by a low stone wall with a gated entrance.

To the rear of the property, the garden is very private with mature trees and shrubs, along with a patio area for al-fresco dining and BBQ'S

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.

Bicester itself 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.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Sitting Room, Study, Dining Room, Kitchen/Breakfast Room < Utility Room. W.C

First Floor - Master Bedroom, En-Suite, Three Further Double Bedrooms, Family Bathroom.

Outside - Enclosed Rear Garden, Double Garage.

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

Council Tax Band -

Local Authority - Cherwell District Council.

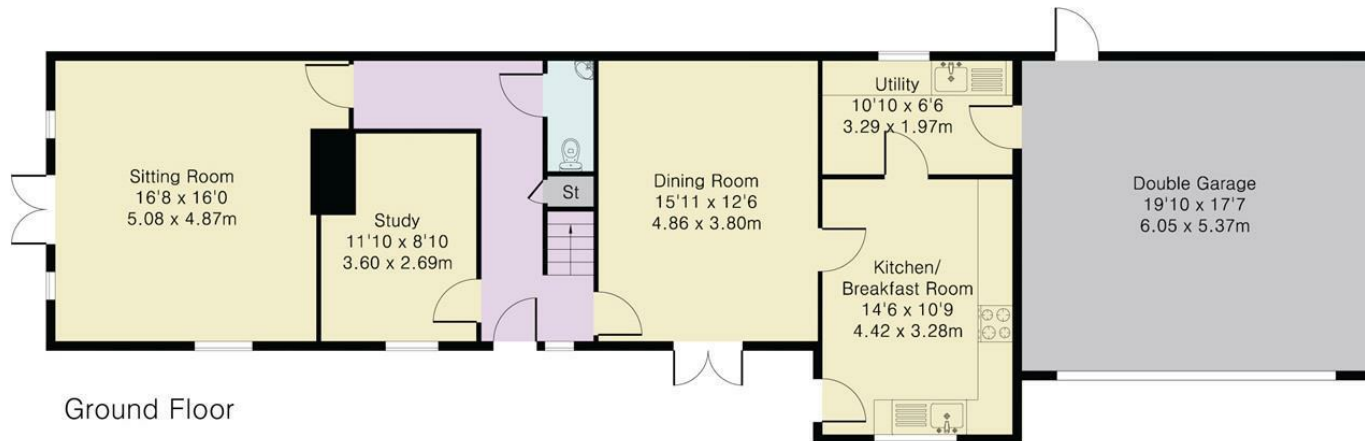




Approximate Gross Internal Area 2226 sq ft – 207 sq m
 Ground Floor Area 1283 sq ft – 119 sq m
 First Floor Area 943 sq ft – 88 sq m



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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			
(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	

73

59

