



An immaculately presented stone-built four-bedroom detached property in a private location with the benefit of an acre of land beyond the garden, and a double garage within the desirable Oxfordshire village of Weston On The Green.

Approached over a gravel driveway serving just three properties, this handsome detached family home offers spacious and well-proportioned accommodation, complemented by a larger-than-average plot.

Boasting an attractive garden with open field views, it also has a double garage.

The property has been maintained to a high standard throughout, featuring a modern fitted kitchen and a stylish bathroom suite, and an en-suite to the master bedroom.

Accommodation.

The internal layout has an excellent flow and functionality for family living.

On the ground floor, the welcoming entrance hall gives access to a bright sitting room enhanced by two pairs of French doors to the garden.

A separate dining room, also with French doors to the garden, is a bright and sociable room, ideal for entertaining, while the modern kitchen is fitted with contemporary units and integrated appliances and sits at the heart of the house.

A practical utility room with a door to the garden and a cloakroom completes the ground floor accommodation.

Upstairs, there are four well-proportioned bedrooms, three of which are served by a well-appointed family bathroom.

The main bedroom boasts an en-suite shower room and enjoys lovely views over the garden and fields beyond.

Outside.

Externally, the property is enclosed to the front by an attractive stone wall, and gated side access leads to the rear garden.

The rear garden is mainly laid to lawn with mature borders and trees, offering a delightful space for relaxing.

The patio is perfect for al-fresco dining and enjoying long summer evenings in the tranquility of this sunny aspect garden, taking in the views over your very own land beyond the garden.

Location.

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 award-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 lovely location and versatility this family home has to offer.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Kitchen/Breakfast Room, Utility Room, Living Room, Dining Room, W.C

First Floor - Four Double Bedrooms, En-suite To Master Bedroom, Family Bathroom, Storage Cupboards.

Outside - Double Garage, Enclosed Garden To The Front, Enclosed Rear Garden, Patio, Gated Side Access, Greenhouse.

The Property Also Benefits From Just Under An Acre Of Pasture Land To The Rear Of The Garden.

* The Land Has Recently Been Purchased To Maintain The Lovely Views. It Is Currently Partially Fenced, and Is Subject To A Non-Development Covenant. Services:

Mains Electric -E.ON

Mains Water -Thames Water

Mains Drainage - Thames Water

Oil-Fired Central Heating

Underfloor Heating In The Kitchen

Mobile Phone Coverage - Please Check With Ofcom

Broadband - Sky -Please Check With Ofcom

Local Authority - Cherwell District Council

Council Tax Band - G





**Approximate Gross Internal Area 1813 sq ft - 169 sq m
(Excluding Outbuilding)**

Ground Floor Area 815 sq ft – 76 sq m
First Floor Area 707 sq ft – 66 sq m
Garage Area 291 sq ft – 27 sq m
Outbuilding Area 42 sq ft – 4 sq m



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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

