









## 32 Westlands Avenue, Weston-On-The-Green, OX25 3RD      Guide Price £550,000

**Pleasant, comfy and inviting, with plenty of flexible living space and beautiful garden, set in a lovely and unusually generous plot.**

A warm, comfortable and very light 3 double bedroom bungalow looking onto open fields. With ample parking, garage/workshop set within a lovely mature plot, with lengthy garden on a quiet lane in a well respected village with amenities, just North of Oxford.

Weston on the Green is a small and pretty village just to the North of Oxford. A drive past gives little hint to its ancient origins which include the local church dating in part to the 12th century. Today it is well known by locals for some lovely architecture, two excellent pub/ restaurants, The Milk Shed which is a highly acclaimed cafe/ restaurant, a great local store and the Weston Manor Hotel which is a business venue as well as offering "murder mystery" and other theme nights. The access to all points of the compass is exceptional via both road and rail, with Oxford, London, Birmingham and Milton Keynes all easily accessible. Schooling is also amply catered for with several primary and secondary schools locally which enjoy high Ofsted ratings. Fibre broadband is available in the village. And more than anything, it's a great community.

Westlands Avenue is a quiet no through road on the edge of the village, just a short walk from the amenities in the centre. Number 32 is an unusual property in that it occupies one of the largest plots in this road, hence it has lengthy gardens to the rear, as well as plentiful parking and a garage. The whole house is light as it features large windows throughout.

Entering the front door your eyes are first drawn to the wooden floor which flows into the living room and dining area. Ahead of you is the cloakroom providing space for your coats, shoes and alike. On your right is the entrance to the living room, a lovely bright room with a pretty view of the front garden. The focal point here is the recently installed log burner, plenty of space for a good suite of sofas with a serving hatch tucked away in the corner. Back into the hallway on your right is the entrance to the kitchen dining area. The dining area features the same flooring as the living room and entrance way, with dining table and dresser. On your left is yet more living space which currently houses a piano and further dining table with a door leading to the beautiful rear garden. This room could easily be used as a 4th bedroom if desired. Back into the dining area on your left is the arched entrance way into the kitchen. Providing a range of units running round two sides, housing the washing machine, oven and dishwasher. The sink is perfectly placed for a good view across fields with a thoughtfully placed bird feeder. On your right is the pantry where the fridge freezer is kept with shelving. Further on is the entrance to the utility area featuring an outside door to the front garden. The utility area has ample storage, plumbing for washing machine and closed off WC, with a sink for washing those dirty paws when returning from a walk.

- Spacious, light & peaceful
- Two bathrooms
- Garage and workshop
- Three bright bedrooms
- Lengthy rear garden
- Cul de sac location
- Open kitchen diner
- Off street parking



32 Westlands Avenue, Weston-On-The-Green, OX25 3RD

Guide Price £550,000

Moving on to the bedrooms, the largest is off the kitchen, with it's own entrance way with a good sized bathroom on the right, recently upgraded with heated towel rail and lovely neutral suite. The bedroom is a lovely calm space with views of the garden, offering plenty of room for bedroom furniture.

Heading back into the dining area and through into the hallway, on your right leads onto the further bedrooms. Direct ahead is a good sized double room, on your left is a separate landing currently used as a study with a large window looking out onto the driveway. To the left is the second bathroom featuring a bath with electric shower overhead, basin and WC. Next to that is the third bedroom, again an excellent size with views of the rear garden.

Outside, to the rear the property features a lengthy, landscaped garden that contains a lovely array of flowers and shrubs. There is a bricked pathway on your right which borders the lengthy expanse of lawn, and leads to the garden room. There is a greenhouse as well as a shed, the garden is enclosed with close board fencing on the left with an array of shrubs and hedging to the rear and right side. At the rear of the lawn behind the trellis are planters for your garden vegetables. The workshop which connects to the garage has two entrance points from the rear garden, has electric supply and handy work bench. Moving onto the front of the property, there is a neat lawn on your right with a central circular flower bed, with a path running parallel to the property providing side access to the garden. On the left is a drive providing parking for at least two vehicles, with shingled borders and various planters.

Mains water & electricity, oil ch  
Cherwell District Council  
Council Tax Band F  
£3,379.31 p.a. 2024/25

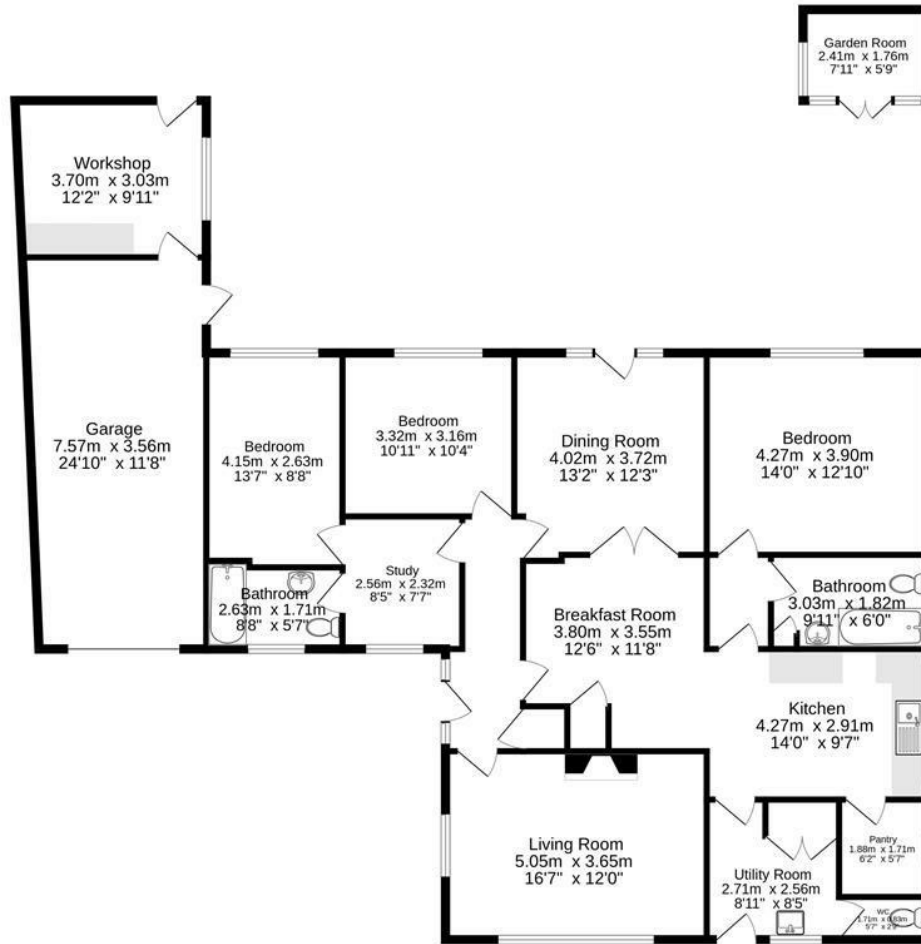








**Ground Floor**  
172.5 sq.m. (1857 sq.ft.) approx.



Produced by wideangles.co.uk

TOTAL FLOOR AREA : 172.5 sq.m. (1857 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



**Material Information QR Code:**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notice**

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

**01869 343600**

<https://www.cridlands.co.uk>