





Stonehouse, Northampton Road, Weston
On The Green, OX25 3QX

Offers Over £1,250,000

"Stonehouse" is a truly one-off characterful home. So many lovely features, fireplaces, exposed timber - even panelling from Windsor Castle (allegedly!) - and a really large plot add up to a rare find.



An exquisitely extended & renovated detached stone house with an interesting history. C.2,900 sq ft & set in c.1/3 acre plot within a charming village close to Oxford. 5 bedrooms (2 en-suite), 3 receptions, a fantastic open-plan kitchen/family room, plus bags of character throughout.

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 (highly acclaimed cafe/ restaurant), a great local shop/PO and the Weston Manor Hotel. 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 also available.

Stonehouse started life as the dream of a rather eccentric gentleman beloved by the village, but who never actually finished the project! When we last sold the house, our clients purchased it knowing that the basics were very sound, but it needed both time and considerable money to make the most of its potential. From a house of barely 1900 ft.² with an awkward layout, dubious electrics, leaky windows and mis-matched detailing, today's incarnation is a dramatic departure. Approaching 3000 ft.², all the features that were charming in the original house are retained, but the expansion and upgrading is on another level. Were it not for a radical change of lifestyle, the vendors would not dream of letting go what they have created! But their loss could be your gain...



The front door opens into a wide hall. Here the character is already evident, with exposed stone, beams, and a statement oak staircase. Head left and the first reception is bright, attractive and very roomy. Dual aspect, it looks out across the deep front garden and drive from one window, and the rear garden to the other. Opposite, another reception is currently used as a craft/design studio, with a lovely bay window offering a view of trees and lawn to the front. Back across the hall is the sitting room. The story goes the panelling in here originates from Windsor Castle! True or not, it's an intriguing room with a sense of gravitas about it that is unusual but inviting. The stone fireplace is also a lovely feature with its wood burning stove.

A new utility room has been created opposite. Classic farmhouse-style units centre on a Belfast sink and pristine wood worktops, next to which are the spaces for washing machine and tumble dryer. Past the store cupboard, you find a really fantastic combination of shower and cloak room. All the thoughtful designs are here, from the timber sink stand to the mix of column radiator and towel rail. It's thoroughly elegant.

The kitchen opens up at the rear of the house, creating the most sublime of family spaces. Three, or even four separate areas (if you include the current space for music practice!) provide the most wonderful communal day room. Across the whole Southern side is glazing, with a wonderful oak frame that houses triple-fold glazed doors, flanked by a further six windows. This layout creates a huge space for dining just inside, spilling out onto the terrace on sunny days.

Opposite, the deep brick and stone fireplace flanks an area perfect for relaxing, with ample room for easy chairs and sofas as well as a tv connection on the wall. And at the end a huge central island with breakfast bar is surrounded by a high-quality range of kitchen units including a double Butler sink, vast fridge/freezer (complete with wine chiller!), various ovens, a microwave, even a coffee machine... The attention to detail even includes a motorised updraft hob extractor. It is hard not to use superlatives with a room that is this pleasing.

Turning to the bedrooms, heading up those elegant stairs you reach a large and airy landing. The wall and ceiling timbers are a very pleasing feature, as is the window seat to the front. Next door, the first of five bedrooms is a generous size, and deliciously light from two windows. Various cupboards/wardrobes offer generous storage, even down to spaces beneath the window seat.

Another double is equipped with a myriad of store cupboards and wardrobes, offering a space that is very generous. More ceiling timbers add masses of character, and the view of the trees outside is particularly charming. The bedroom next door is similar in style, size and character, but this time fitted with an ensuite that is very stylish, with a large low entry shower. And the lightwell brings in welcome natural light.

At the rear of the landing, the scale of the recent changes becomes very obvious. The landing, still broad, runs rearwards with the space ample for bookcases, even an easy chair. The family bathroom is as stylish as you might expect with the inclusion of a freestanding modern bath to one end and a large walk-in shower to the other. Continuing the theme, this time the open frame sink stand features driftwood atop a Victorian sewing machine frame! What fun...





At the end, a large bedroom to the right hand side could be a dressing or cot room, even a snug/reading room for the star of the show - the main suite... Vaulted up into the eaves, with an oak floor underfoot, it's a fine space with bags of character. A pair of roof windows to the right complete with built-in blinds compliment a pretty dormer window opposite which overlooks the garden. There is masses of space in here for the largest of beds, wardrobes, chests etc. And the ensuite shower room is a delight, this time including store shelves underneath the sink, and another walk-in shower that is just as high-quality as elsewhere.

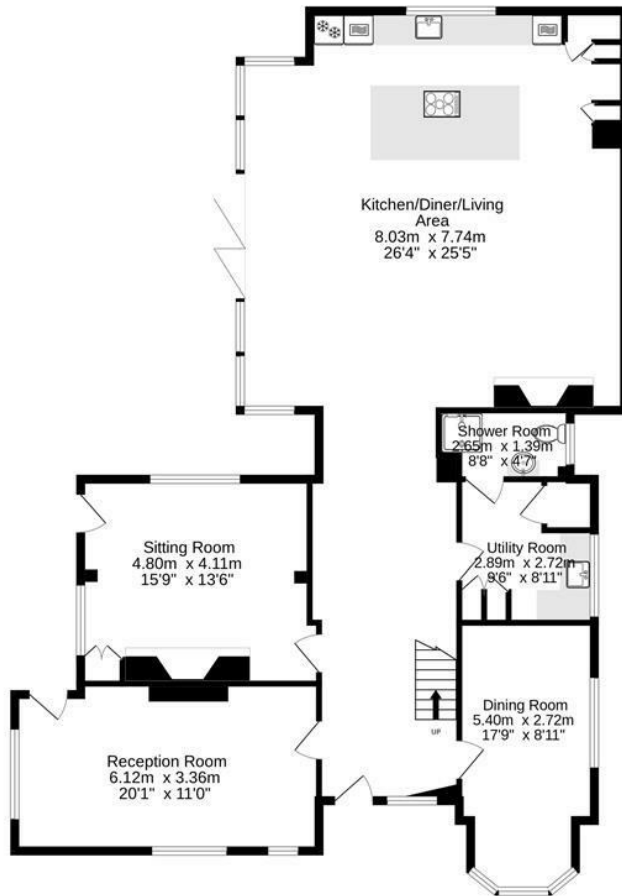
The interior and exterior are matched exceptionally well. The house sits way back from the village road, with a swathe of mature hedge, trees, and border plants at the front. A vast, gated gravelled parking area has ample space for probably 10 or even more vehicles if desired. A pretty lawn curves round the right, the path leading up to the front door, flanked with more planted beds. A close board fence to the left encloses the rear garden. Beyond, a wonderful area for the children has been created, with the inevitable trampoline, playhouse, slide, even a vast tractor tyre (not included – sorry!).

Thereafter beds of lavender and roses to name just a few separate this area from the broad lawn behind, which continues seamlessly to the fence, whereupon various timber framed planters contain a range of vegetables and flowers. The lawn extends round the back of the house, with a large shed/summer house offering significant storage. The terrace runs along the whole of the glazing outside the kitchen. And the gravel path separates house from lawn, with a pair of entrance doors leading back into the house beyond a small veranda.

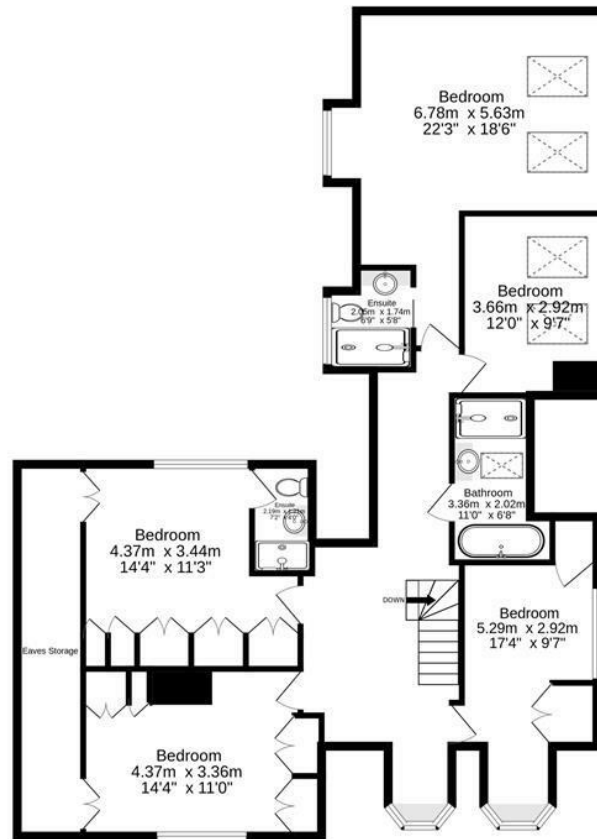
Mains water, electric, gas c.h.
Cherwell District Council
Council tax band D
C.£2,339.52 p.a. 2024/25
Freehold



Ground Floor
143.4 sq.m. (1543 sq.ft.) approx.



1st Floor
121.4 sq.m. (1307 sq.ft.) approx.



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TOTAL FLOOR AREA : 264.8 sq.m. (2850 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.
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Material Information QR code:



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 65 |
| (39-54) E | 39 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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