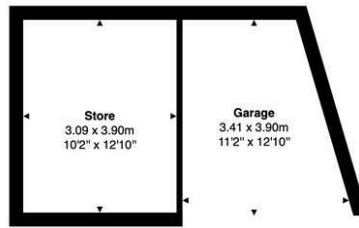


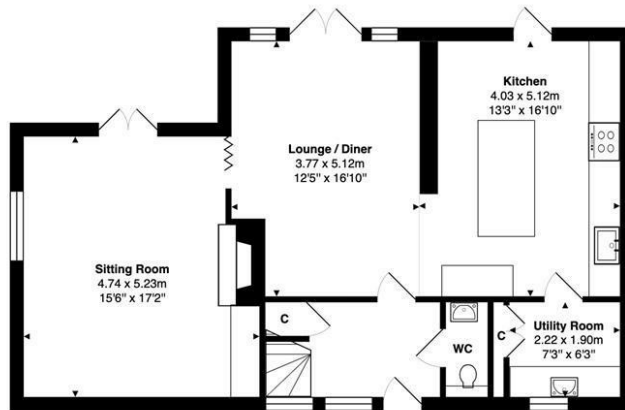


GALLOS BROOK BARN, SHEPHERDS CLOSE, WESTON-ON-
THE-GREEN, OX25 3RF

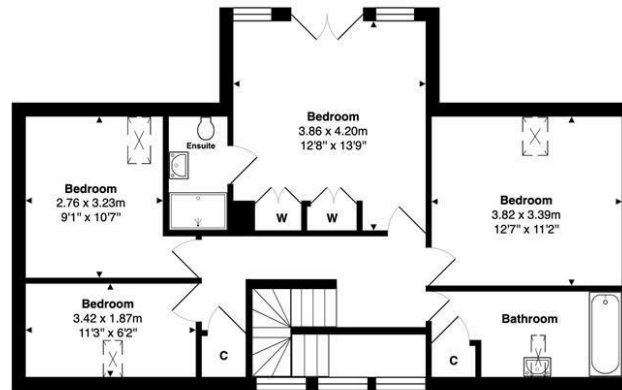
FLOWERS 
ESTATE AGENTS



Outbuilding (Not actual location)



Ground Floor



First Floor

Approximate Gross Internal Area

Main House 171.2 m² / 1843 ft²
Garage / Store 23.6 m² / 254 ft²
Total 194.8 m² / 2097 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk





Gallos Brook Barn, Shepherds Close, Weston-On-The-Green, OX25 3RF Freehold

- Cotswold Stone barn style family home
- Four bedrooms with ensuite to master
- Finished to a high specification with air source heat pump and underfloor heating
- Highly sought after village location with excellent travel links
- Beautifully presented throughout
- Fully enclosed rear garden with a good degree of privacy
- Ample parking and electric car charging point
- Stone built car port and store
- EPC grade B | Council tax band D

Constructed in 2020, this architecturally designed four bedroom barn style home is placed within a peaceful pocket of Weston-on-the-Green and offers a unique blend of traditional features along with modern detailing and a contemporary aesthetic.

Entry is via an impressive double height glazed hallway which sets the tone for the rest of the tour. The ground floor living accommodation is split into three distinct areas with a wonderfully inviting sitting room occupying the left of the plan. Oak flooring runs underfoot and a feature wood burner along with playful use of colour create a cosy and convivial feel. Leading through, the large dining/family room offers the ideal space for entertaining. French doors draw in light to softly illuminate the neutral interiors and create a seamless interaction with the outside spaces. Currently considered the heart of the home, the kitchen/breakfast room with central island showcases a bespoke handmade kitchen by Jonathan Randall and features a Range oven and limestone flooring. There is also a downstairs cloakroom and scullery for added convenience. The first floor is home to four bedrooms, including an elegant master with ensuite and built in wardrobes, and contemporary family bathroom.

Externally, the enclosed south-facing rear garden has been fully landscaped to include Hornbeam hedging, specimen trees and turfed lawns. The property further benefits from gravelled parking spaces for multiple vehicles, a stone build car port, store with electricity and an electric car charging point. Offered with no onward chain.





CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(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	

Weston-on-the-Green is a thriving village located between Oxford and Bicester. The village has a community feel with two public houses, village hall, village shop, post office and the renowned Milk Shed cafe/restaurant. There are also excellent road links via the A34/M40 and rail links with Oxford Parkway, Bicester North Station and Bicester Village Station.

Local Authority:
Council Tax Band:

Cherwell
D

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

