



Peckers Corner North Lane, Weston-on-the-Green, OX25 3RG

Guide Price £400,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A charming period cottage, delightfully situated on a no-through lane, in a highly desirable village. Lots of character, spacious accommodation, generous private gardens and a garage. No onward chain.

There is an entrance hall with cloakroom off, two separate reception areas with the living room having a lovely fireplace and traditional range, exposed stonework, beams and a window seat. The second snug living area has a window to the front and stairs rising to the first floor. There is a galley style kitchen with enough room for a breakfast room table. Both bedrooms are well proportioned and the family bathroom is on the first floor. The gardens area a major feature of the property being private, south east facing and large. There is a garage and parking.

MATERIAL INFORMATION

A period natural stone cottage with a later extension. Mains; electricity, water and drainage are connected. Electric radiators to ground floor. Broadband - it is likely that all broadband speeds including Ultrafast are available according to Ofcom. Mobile phone coverage - likely predictive availability according to Ofcom; EE, 02 and Three are likely to have good outdoor, Vodafone is variable outdoor. The property is situated in a conservation area. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Planning: Outline planning consent for residential development is granted on the land to the rear of the property. We are informed that the council tax is D although we cannot find the property on the Cherwell list. EPC - TBA.





Key Features

- Charming period cottage
- Delightful no through lane situation
- Highly desirable village
- Spacious accommodation with character
- Sitting room with open fireplace
- Second snug/reception area
- Ground floor cloakroom
- Two double bedrooms
- Generous private garden. Garage and parking
- Easily accessible to A34 and M40

The Location

Set in a most attractive no through lane and close by to the village pond, within a highly desirable village. Weston on the Green as well as being attractive has local amenities including; community owned local store/post office, a quality hotel at Weston Manor, two well regarded pubs and a cafe/restaurant. The village is approximately five miles from Bicester which provides for all everyday needs and offers excellent railway services. It is 10 miles to the north of Oxford. Both the A34 and the M40 are both to hand.

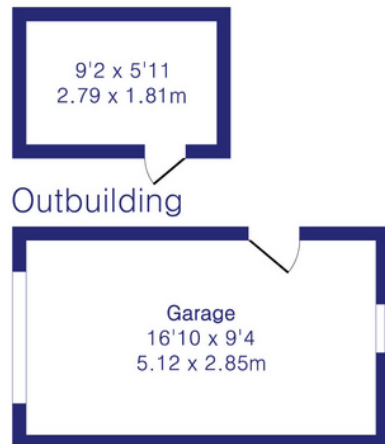
**Approximate Gross Internal Area 1022 sq ft - 95 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 593 sq ft – 55 sq m

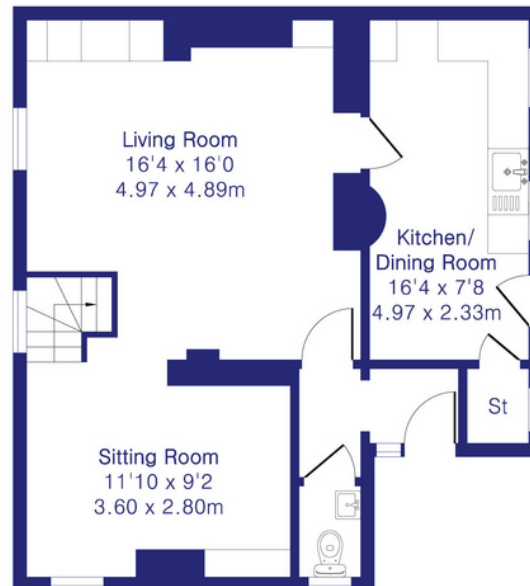
First Floor Area 429 sq ft – 40 sq m

Garage Area 157 sq ft – 15 sq m

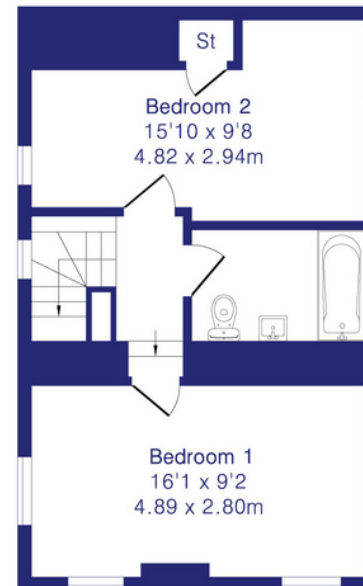
Outbuilding Area 54 sq ft – 5 sq m



Garage



Ground Floor



First Floor

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