





Sunnyside Cottage, North Lane, Weston

On The Green, OX25 3RG

Offers Over £475,000

**17th century loveliness exhibiting all the character we associate with thatched cottages, with more living space than you would expect, and a sublime garden.**

Exquisite and historic grade 2 listed detached cottage sat in a wonderful, secluded plot on one of the quietest village lanes we know. 2 ample receptions, charming kitchen with Aga, main bedroom with large en-suite bathroom, plus completely private gardens and gated parking. NO CHAIN.

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.

A rare and important survivor of days gone by, Sunnyside Cottage is simply charming. Certainly one of the oldest in this vibrant village, it sits peacefully in its own very private and surprisingly generous plot, on arguably the prettiest lane in the village. Locally quarried stone, iron-hard beams, the soft curves of a traditional thatched roof are all delightful attributes of a rather special house. Unlike many however, it's also surprisingly practical as it features a pair of receptions as well as both an Aga-equipped kitchen and a utility/boot room.



The sturdy timber door with its fox door knocker sets the tone of the characterful house. Once inside, a peaceful reception room is flooded with light from two large windows. Set up currently as a relaxed reading room, complete with a daybed nestling to the south wall, it's a wonderful spot from which to enjoy the bird life in the garden.

On the left, the cloak room is simple and elegant with a white suite. And next door, it is pleasing to find a utility room. A 1.5 bowl sink sits atop a length of units which also include plumbing for washing machine, tumble dryer etc. All this very handy storage frees up the kitchen, and it doubles as a very useful dog lobby/boot room, complete with a side door that leads back out to the garden.

A couple of steps lead to the kitchen. Instantly the real age and character of this house is all around you. Beautiful timbers, almost fossilised with age, cross the ceiling, which is vaulted. A range of timeless farmhouse units, complete with thick timber worktops, run around three sides with a stainless steel sink placed in front of windows looking back out towards the garden. The thickness of the window reveals just emphasise the great age of this special cottage. And it's a delight to find the archetypal Aga range cooker taking pride of place.

More steps lead back down from the kitchen into the living room. This wonderful room exudes all the character you could ask for from a cottage. A thick beam crosses the centre of the ceiling, with timber joists spanning away in both directions. A deep inglenook fireplace, complete with bread oven to one side and a stone seat to the other (essential in the days before central heating!), centres around an efficient modern woodburning stove. The proportions are unusually generous, offering more than ample space for a large suite by the fire, with the area to the far end perfect for a very large dining table. Unlike many such cottages, with a bay window to one side, and three further windows, this is quite a light room.

Initially, we wondered where the stairs actually were! An unassuming cupboard door with its Suffolk latch hides a wonderful stair that heads up and curves under the eaves of the roof. At the top the landing runs in two directions. Take the right, and what was the second bedroom is currently fitted as a dressing room. For such a purpose it is more than generous, fitted with an array of store cupboards, wardrobes, even a fitted dressing table. But were it more suitable as a bedroom for you, it could be such again.





Next door, the main bedroom is very appealing. The proportions are generous, but equally the space is arranged such that there is a very large area to house chests, shelves etc under the eaves. A large double bed fits in here with ease, and yet there is still ample room for an easy chair next to the window.

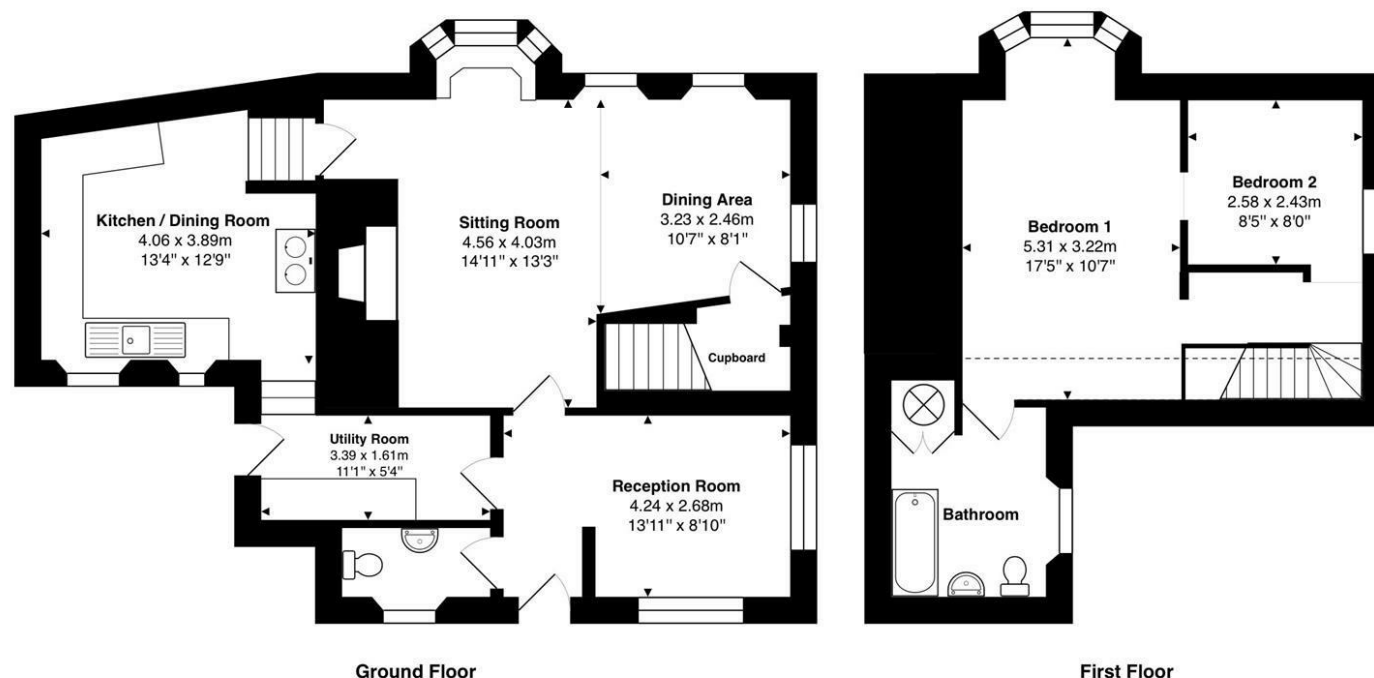
The bathroom is en-suite to the side, and larger than most. A full-sized enamel bath sits over to the right next to a wash hand basin and a toilet. There is also an airing cupboard in the corner, but beyond that there is a lot of free floor space, hence the room feels particularly light and spacious.

Heading outside, the house sits beautifully in a really great plot. And its position is extremely secluded, hence there is no other property directly overlooking you in any area. To the front, sturdy timber gates enclose a very useful concrete hardstanding for one or two cars, although this could easily be extended if desired. Holly hedging to the right hides this from the house. To the left, a large shed provides very useful storage, with windows across one side assuring good light.

To the rear of the plot, the stone back wall you see in our photos is of the barn for the neighbour to the rear, with no overlooking windows. Various planted beds produce a riot of colour at different times of the year. And the main area is pretty lawn, surrounded by hedgerow keeping it sheltered and delightfully private.



Material Information QR code:



**Approximate Gross Internal Area**

104.3 m<sup>2</sup> ... 1123 ft<sup>2</sup>

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 purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk



**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>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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**

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