



Church Road, Weston On The Green, OX25 3QP

Guide Price £1,095,000

A delightful family house that is both prestigious and comfortable in equal measure, and presented in absolutely impeccable condition throughout.

Substantial stone 5 bedroom, 4 bathroom family house offering over 3,000 sq ft of impeccable accommodation, including a large, beautifully landscaped Southerly garden & detached double garage. Just a few minutes' walk to the shop, pubs and village hall, plus a great cafe. FIBRE BROADBAND AVAILABLE. EPC RATING D.

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, 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.

Gallos Brook House is an impressive property. Built around 16 years ago, it is in some respects the ideal family house. Every room ideally fits its purpose, with really generous living spaces, broad hall and landing areas, ample natural light and a truly delightful garden of a size rarely found with a modern house. The flow of all the rooms is also thoughtfully planned hence not one room is redundant or unused. Our clients have fastidiously maintained and upgraded the house throughout their ownership, and this has included everything from new kitchens and bathrooms to a large conservatory that is the making of the downstairs space. We truly could not find any aspect of the condition to criticise, which is a rare statement for us to be able to make.

The entrance under an open porch reaches the central hall way. This large, bright space is impressive, dominated by the grand central stairway rising away from you and amply lit by the window on the landing above. Underfoot the tiled floor in stone is a high quality item that continues seamlessly through to the kitchen and utility rooms. On the right the study is conveniently placed away from all other rooms to avoid disturbance. Fully fitted with a bespoke desk and range of cupboards/ storage this is an ideal home working space, with a view over the front garden. To the right of the stairs the kitchen opens out to an impressive 25 feet in width, but feels even larger due to the conservatory. Here a central island with a granite work surface provides vast storage as well as a breakfast bar. Units to both ends of the kitchen, wrapping around three sides, provide every possible storage facility, and the fittings are "fully loaded" with every convenience including a wine fridge, hot water tap, water softener and chilled drinking water system. In addition, the utility/ boot room adjacent provides yet more storage plus the plumbing for a washing machine. A further door off the kitchen opens into a smaller reception room, currently used as a snug and probably the perfect room for children's tv/ hobby/ home work space.

When entering the kitchen area however it is not that space that draws the eye, it's the conservatory. Our clients felt the downstairs space, while adequate, was not outstanding. In attempting to address this they have exceeded the remit! The impressive design is elegant and very well built, managing to feel cozy and inviting while still occupying some 350 sq feet on its own. Low stone walls to the base ensure it feels like a quality room to be used all year round, which it is. There is more than enough space for a large suite of furniture, and this includes sofas, coffee tables etc not to mention a table for at least eight people to dine. This being by far the best place to enjoy the view of the garden it really is the best room in the house. In addition the living and dining rooms are interlinked with the conservatory, glazed doors leading into both from here. With a stone fireplace as the central focus the living room is a classically smart and well presented space welcoming on winter evenings. Adjacent to it the dining room would easily seat eight but with the interlinking doors could handle any Christmas or other celebration with ease. Completing the downstairs is a cloak room just inside the hallway to the right.

Upstairs the first impression is of great space. With the stairs rising centrally, the landing is galleried with balustrades, and the landing running along three sides. Such is the space there is room for easy chairs top the corners, laundry baskets, book shelves without compromising the entrances. Ranged round it are five bedrooms. Unusually, four of the five are equipped with a generous range of storage cupboards. The master suite is rather delightfully built into the eaves pitch which gives it immense character. Two double wardrobes provide more than enough storage but there is also ample space for a large suite of drawer chests etc. Alongside, a modern en-suite has been refitted with the latest high quality suite with both a bath and a wide pan shower. To the other side of the landing bedroom two is a smaller version on the same theme, complete with ensuite. Both enjoy the wonderful view down the garden. Bedrooms three and four are similar dimensions, ample doubles and just off square providing practical and useable space for furniture placement. Bedroom five currently provides a second study space, but would be equally ideal as a good sized bedroom. Serving all, the bathroom follows a similar style to the master en-suite, with both a bath and thermostatic shower tastefully tiled in travertine marble.

Outside, the space is generous. To the front the entrance between stone walls is shared with the adjoining neighbour, then provides generous driveway parking in front of a large, detached double garage that is equipped with power. Inside the front wall a screen of trees and a strip of lawn set the house well back from the road and provide significant seclusion. In front of the house a pathway leads to gates on either side of the house.

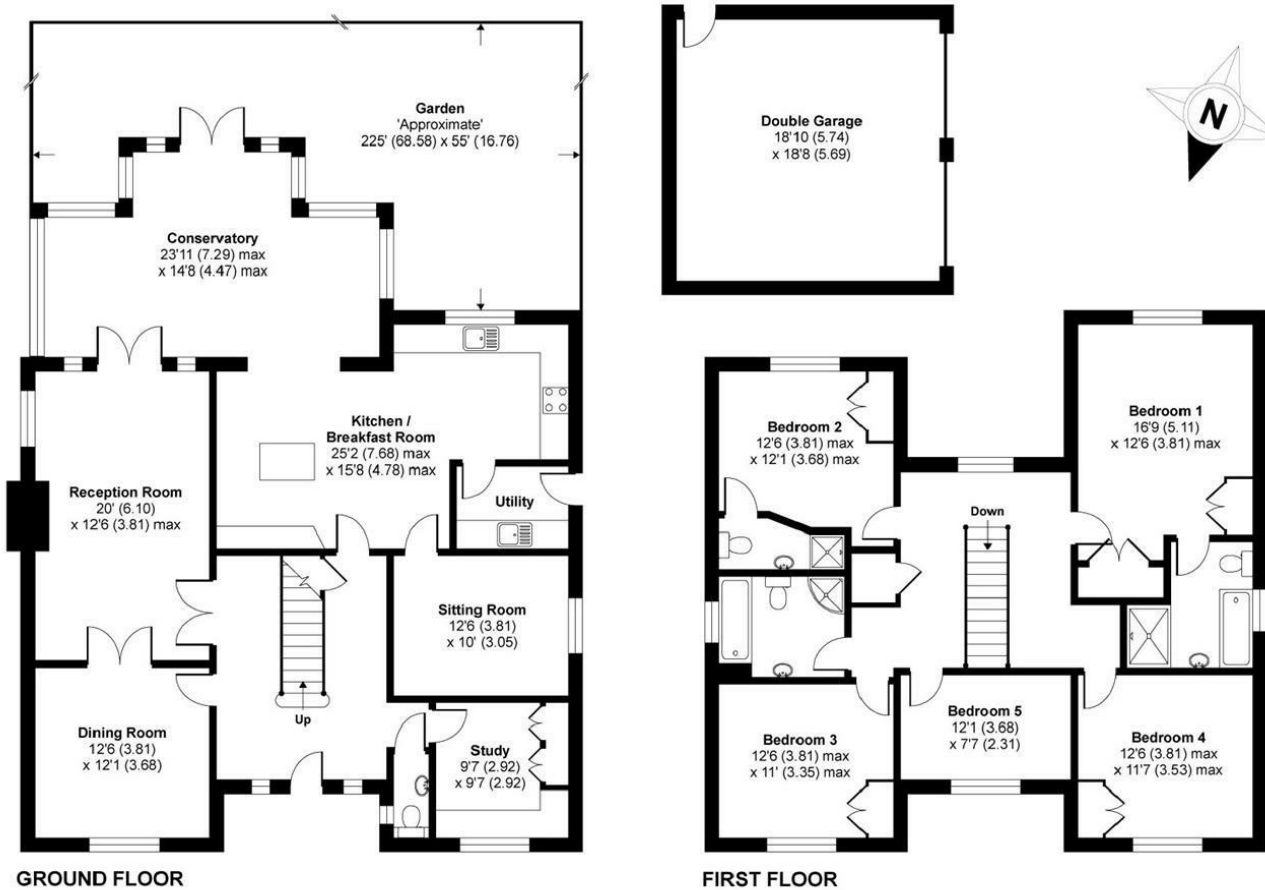
- Outstanding condition
- 25 ft kitchen with island
- Ample garaging & parking
- 5 ample bedrooms
- Cloak room and utility room
- Wonderful, secluded garden
- 4 bright receptions
- 2 en-suites, family bathroom





Church Road, Weston-on-the-Green, Bicester, OX25

APPROX. GROSS INTERNAL FLOOR AREA 3094 SQ FT 287.4 SQ METRES (INCLUDES GARAGE)



GROUND FLOOR

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

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