



GRUACH  
28





**An exceptionally peaceful property with a beautiful view over ancient ridge and furrow land.**

Offering bright accommodation and a gorgeous view, an attractive three bedroom bungalow with two receptions plus garage and driveway, sitting near the end of a quiet cul-de-sac in a very popular village with shop/PO and pubs, just a short distance from Bicester and Oxford. 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, a highly acclaimed cafe/ restaurant, a great local store/ Post Office, 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.

Westlands Avenue has the distinction of being one of the quietest roads in one of the most popular villages in this part of Oxfordshire. But in addition this particular property is one of the most fortunate in that it overlooks c.10 acres of delightful ridge and furrow field directly behind. The house is offered in clean and tidy order, with a new heating boiler in 2023, plus cavity wall insulation and double glazing. It is also offered with no chain.

The house sits comfortably back from the cul-de-sac behind a charming front garden. The driveway leads to a path entering the house via a door just to the right. Once inside, the hall is light and bright. Over to your right, the living room is a really welcoming space. Focusing in on a lovely open fire in a stone hearth, it's quite a good size room, and the broad windows to front and side ensure it is really light. Those windows also allow you take full advantage of the peaceful view of the front garden.

- A fabulous view to rear
- Living room with fireplace
- Bathroom
- Peaceful cul-de-sac
- Dining room
- Ample driveway
- 3 light bedrooms
- Fitted kitchen & pantry
- Integral garage



## Cruach, 28 Westlands Avenue, Weston-On-The-Green, OX25 0RQ Offers Over £350,000

Next door, the kitchen is fully fitted with a generous range of wall and base units. There is a sink, plumbing for washing machine, Bosch fridge/freezer, and even a pantry cupboard. In addition the room has enough space for a small breakfast table, if desired. The door to the side leads to the passage that runs between front and rear gardens. Serving all rooms, the bathroom next door is neat and tidy with a white suite that includes a bath plus a shower above.

Just opposite, on the left the smallest of the rooms is currently used as a very handy study/home office. But it could just as easily operate as a generous single bedroom, if desired. Opposite, a rather larger bedroom has been used as the main. It's a really good size and well proportioned hence easy to furnish, with a set of fitted units offering excellent storage plus a dressing table. The window to the rear gives your first glimpse of the utterly charming view past your rear garden to the ancient ridge and furrow land behind.

At the end of the hall, the dining room is very generous, offering space for the largest of tables with room to spare for a dresser, chest of drawers, what have you. At the rear the window sits alongside a glazed door opening directly onto the rear garden. This room shares the same lovely view of the land to the rear as the main bedroom.

Beyond the dining room is the final of the three bedrooms, another good double room. Sat close to the rear boundary, it offers the best view of the land behind. And with windows facing both the field and the garden it is also delightfully bright.

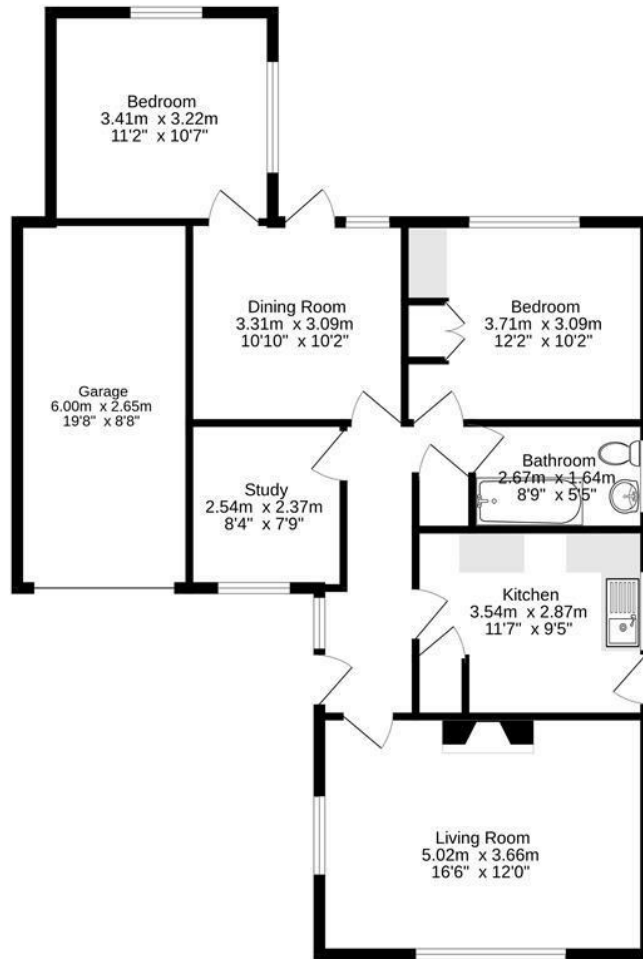
The driveway offers ample space for several cars, behind which an electric up and over door accesses an integral garage. To left and right there are many beautiful planted borders, and the front garden also features a stretch of lawn bounded by a hedge across the front affording both a pretty outlook from the house and a degree of seclusion from what little passing traffic there is down the cul-de-sac. Behind the house, the garden is currently fully paved to ensure little to no maintenance, offering a fine spot to relax, enjoying a meal or just a glass of something while enjoying that delicious view.

Mains water, electricity, oil CH  
Cherwell District Council  
Council tax band D  
£2,456-43 p.a. 2025/26  
Freehold





**Ground Floor**  
93.0 sq.m. (1001 sq.ft.) approx.



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TOTAL FLOOR AREA : 93.0 sq.m. (1001 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</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	

to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

**01869 343600**

<https://www.cridlands.co.uk>