





Lorien Westlands Ave, Weston-On-The-Green, OX25 3RD Offers Over £600,000

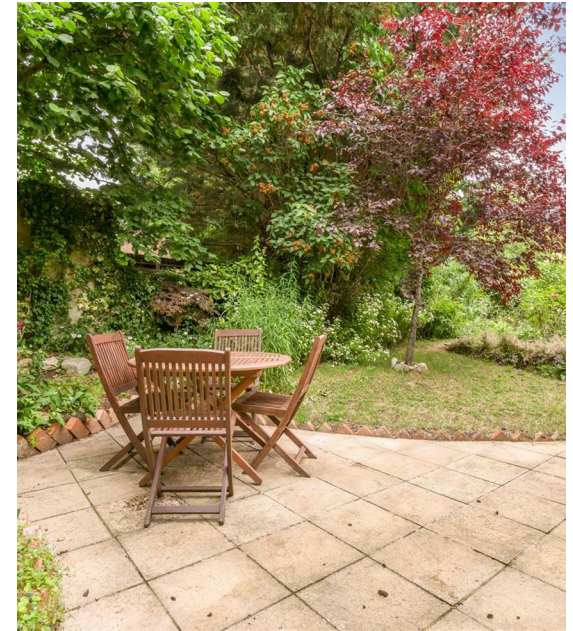
**This house exudes a calm and welcoming feeling, with soft colours, good dimensions and very good light.**

A beautiful and surprisingly large (over 1,800 sq ft) four bedroom detached house, sat on a quiet lane within a pretty village a short distance from Oxford. Vaulted bedrooms, living room with pretty fireplace, lovely garden, plus a double garage.

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 themed 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.

Lorien is an intriguing house. Drawing up to it for the first time, it's clear an architect with a flair for individual design produced the plans. This has resulted in a house with really great character as well as significant practical space. Each room is well proportioned. The layout is easy to use, with the kitchen, dining and living rooms all in line. In addition there is a large loft and ample garaging space, ideal for storage or perhaps a home office. The crowning glory is the garden, delightfully landscaped with a bewildering range of shrubs and plants ranging from roses, clematis, lilac and honeysuckle to spring flowering bulbs, enclosed by a pretty stone wall. Cosmetically dated today, it is perfect for anyone wanting to apply their own taste to a property. Once finished the reward is a bright and roomy house located in a no through lane with almost no passing traffic, and one of the quietest locations in the area but with walkable access to many amenities.

- Really interesting design
- Ample kitchen/breakfast room
- En-suite, bathroom & cloak
- Quiet village lane location
- Separate dining room
- Double garage plus parking
- Elegant living room with fire
- Four bedrooms - two vaulted
- Peaceful landscaped gardens



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The main door opens to a wide, light hallway to the side of which is a cloak room and under the stairs is a deep cupboard. On the right, the kitchen is generous in size, with units on three sides flanking a rear window that overlooks the garden and to the front there's more than ample space for a breakfast table. From here the garage door on the right opens into a double space with a double-width front door and at the rear of the garage there is access to the garden. To the left of the kitchen the dining room is a good size, with excellent proportions and that same lovely outlook across the gardens. We suspect that combining the two rooms and adding folding doors to the garden would create an absolutely wonderful room the envy of anyone! If you would like advice on the costs/ complexities, please ask. The signature downstairs space today however is the living room. What a delightful space! It is double aspect with the sliding doors to the rear giving access to the terrace, plus a wide view of the lovely gardens, and the fireplace is a charming central feature.

Upstairs, there are four bedrooms. The layout is pleasant and attractive with a central landing, above which a roof window adeptly provides great light, which connects the two larger bedrooms at either end. Both the larger doubles have vaulted ceilings and are double aspect, giving them a lovely feeling of space and light as well as a view over the rear gardens and beyond. The main bedroom features an en-suite shower room with a white suite and bedroom two features fitted cupboards across the whole end wall. Bedrooms three and four are more compact, however both are ideal child's or guest rooms, or home offices. All four are served by a neutral bathroom. In summary they provide ideal family accommodation throughout. The loft is also accessed from the landing on this floor which offers huge storage and with a bit of re-jigging could be ripe for conversion.

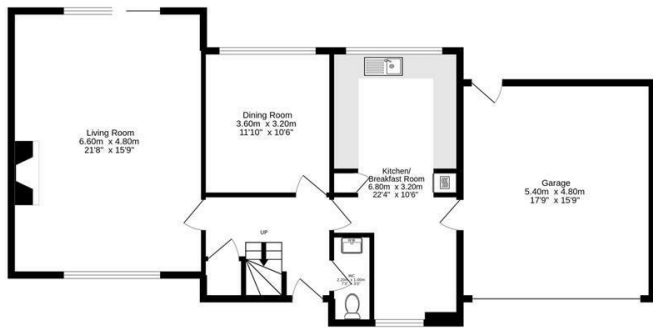
Outside, the first impression is of a house that has been loved and cared for, with a delightful facade framed by a wide range of flowering plants including several magnificent rose bushes. The entrance to the garage is prefaced by a gravel parking area and, to the right a gate, takes you to a side access path for bin storage etc, which feeds to the rear garden. Areas of lawn are interspersed by a path running the width of the rear of the house, broadening to a terrace on the left behind the living room, plus various borders and planted areas. Surrounded by walls to all sides, it's a wonderful mix with the picture changing almost daily, such is the variety. There is something here for every gardener, but similarly it would be straightforward to reduce the variety and expand the lawn significantly if wished. Either way, it is a delightful and peaceful space, secluded and attractive in every respect.

Mains water, electricity, oil c.h.  
Cherwell District Council  
Council tax band F  
£3,074-71 p.a. 2022/23

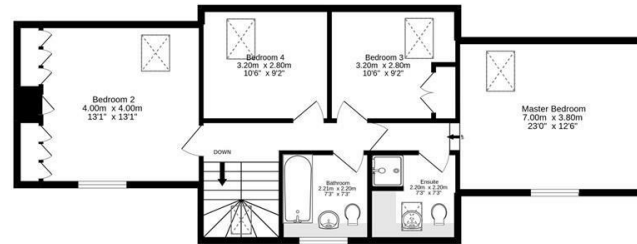




**Ground Floor**  
98.0 sq.m. (1055 sq.ft.) approx.



**1st Floor**  
73.2 sq.m. (788 sq.ft.) approx.



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**TOTAL FLOOR AREA : 171.2 sq.m. (1843 sq.ft.) approx.**

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</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	

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