





## The original "eco build" constructed with beautiful cedarwood, and set in lovely landscaped gardens offering complete seclusion

A wonderful and unique timber house, constructed by specialist builder Colt Homes in 1950, set in just under 2 acres of peaceful, secluded gardens in a village near Oxford & Bicester. Great style & panache with panelled walls, large windows & great layout. Huge potential for improvement & expansion (STPP).

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.

It's difficult not to get over-enthusiastic about Home Farmhouse. Tucked away down a discreet gated driveway, your first impression is of a very special and unique setting. Stretching to a little under 2 acres, the plot is gently landscaped with mature trees, broad areas of lawn, various planted beds and even a stream. And sitting towards the back of the plot is a neat and friendly, New England-esque timber house with a simple, attractive facade. Colt Homes has specialised in timber houses in the most diverse settings and applications for over 100 years, and it's clear to see why. Timber trusses and beams, cedar shingles, and large timber-framed windows all enclose a house that feels light and spacious throughout. The layout also flows extremely well, with all rooms laid out in an easy fashion. It's been the perfect family home for our current owners for over 40 years. That said, extending the current house to suit a modern family should be straightforward (subject to planning), and replacing the existing with something different also appears viable - please ask if you would like help with investigating either option.



Head up the path from the parking and garage and you'll arrive at a part-glazed front door beyond which is a very pleasant hallway with timber panelling - a theme that continues through much of the house. On the immediate left, the cloak room is one of three wash facilities in the house. Take a right and you'll come to an elegant stair that rises and turns, with a window halfway up that brings in wonderful natural light, underneath which you'll find a deep store cupboard. Carry on right and you reach the kitchen. The room dimensions are excellent, in that the layout lends itself perfectly to housing a breakfast table at one end - overlooking a terrace and pergola - and a run of kitchen units round three sides to the other, overlooking the other terrace and garden. And next door the utility room offers really generous extra storage space. It's the perfect dog lobby/ boot room complete with separate entrance, further store cupboards, plumbing for washing machine etc, and a sink.

Back to the hallway, carry on back past the stairs to reach the dining room. Almost dead-on square, it's perfectly proportioned for an ample table and chairs, with plenty of room spare to house dressers, chests etc. And to the rear, slender-framed glazed double doors flanked with further full-height windows provide a delightful view out across the garden. And with the terrace immediately outside, we can imagine those doors are rarely closed on a sunny day! Next door, the living room is delightful. at over 20 feet in length it's ample to house a large suite, and the fireplace central to one wall is a lovely asset on cold winter evenings. Windows to two sides also conspire to bring in great light, and the outlook over the gardens enjoyed in the dining room is equally stunning from here.

Heading upstairs, the same slender trusses as downstairs cross the ceilings, but the panelling from downstairs is absent. All three bedrooms are surprisingly large. The main suite mirrors the dimensions of the kitchen below, albeit orientated differently to maximise the view across the gardens, and this provides a room with what could operate beautifully as either a dressing area or reading room. Alternatively, with the bathroom next door it would be very simple to create a roomy and light en-suite if preferred. Bedroom two also offers a double-aspect, looking both South and West, and with wardrobes built in across one wall this is a very generous double by most measures. The smallest of the three is perhaps the most characterful. A wide dormer window looking to the rear features the roof formers running down in line with the window uprights, and this is probably the best view of all. Unusually, while there is no en-suite there is instead a separate cloak room to one end of the landing, completely separate from the bathroom to the other end. And the bathroom has been recently modernised hence modern tiles abound to the walls plus the bath also features a power shower above and a screen to the side.

Outside there is much to love. The lightly gravelled driveway that runs in from Church Lane initially provides access to this and one other property (for which this is little used, as they have more direct access from elsewhere), before splitting and curving through hedges and up past a





vast lawn flanked with a myriad of mature trees. The drive ends at a wide area with generous parking for a number of cars, behind which is a very smart detached double garage with two sets of wide-opening doors. At the rear a shed and compost heap are placed behind a hedge, and beyond them the land rises to a bank that separates this property from that of the neighbour, behind which at lower level is a stream. Moving left from the garage, a path leads up towards the house where it becomes terrace, and next to that the pergola is a pretty seating area attached to an attractive summer house. The afore-mentioned stream courses down a pretty gully between landscaped banks, with a wide array of plants carefully placed to provide colour through the year. Moving behind the house, the terrace runs the full width, facing more West than South hence catching the afternoon light. The stream continues round in a shallow, curving path to a feature pond in the lawn that is very attractive and unfussy. Flanking it, the lawn runs to a fence on the right side and hedgerow behind - beyond which is a row of trees, then pleasant open grassland, owned and well kept by the neighbour. With willow, conifer and other trees dotted around the plot, the whole feeling is one of immense peace. And the mix of open land and trees conspire to provide an ever-changing outlook that is quite captivating. It is no wonder the owners have been here so long. The next owners are in for a treat..

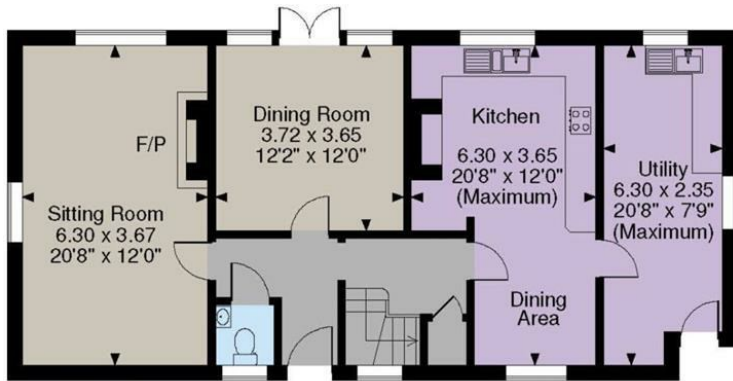
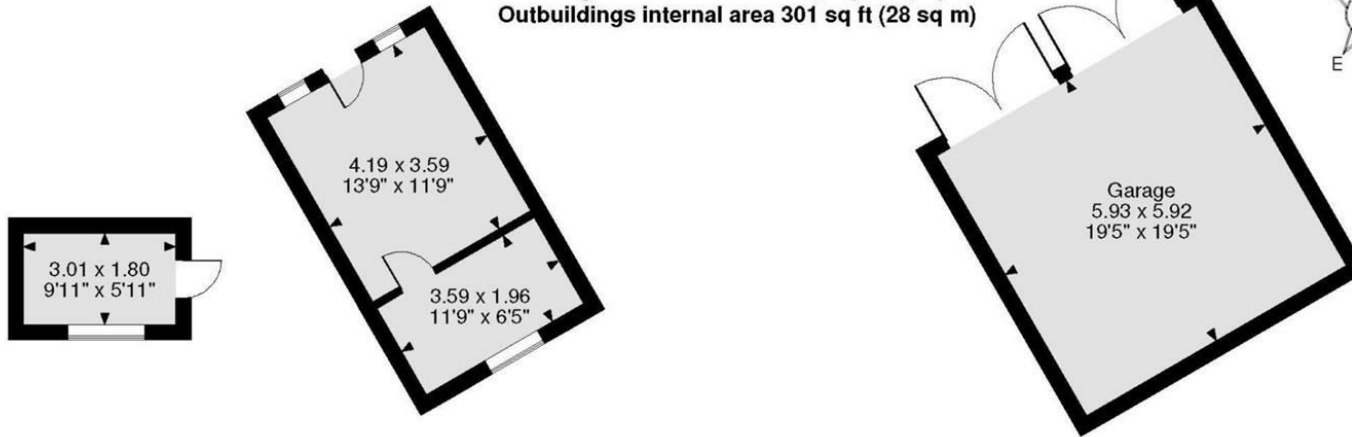
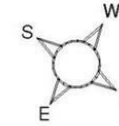


**Home Farm House, Church Lane, Weston-on-the-Green, Bicester**

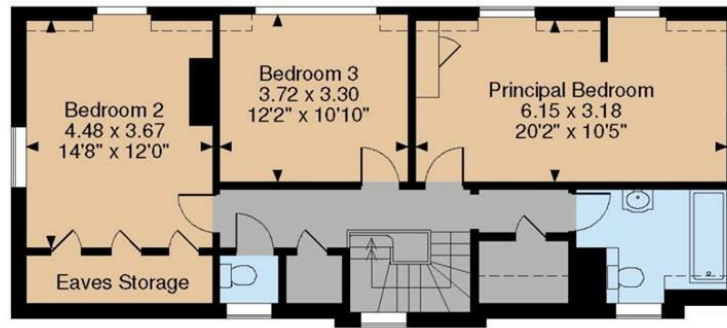
Main House internal area 1,657 sq ft (154 sq m)

Garage internal area 378 sq ft (35 sq m)

Outbuildings internal area 301 sq ft (28 sq m)



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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**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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		67
EU Directive 2002/91/EC		

**Important Notice**

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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)

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