





Mill Brook Mill Lane, Weston-On-The-Green, OX25 3QR

Guide Price £450,000

**It's hard to overstate the huge potential of a house with such a great location and view. Peace, tranquility and space await the next owners...**

Overlooking fields near the end of a private lane, a vast (2,092 sq ft) former barn with huge untapped potential. Currently hidden A-frame trusses and mostly stud walls give huge scope for remodelling/improvement, & there is the possibility to amalgamate this & the next door plot (call for details).

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 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.

Originally built as a barn for the adjacent farm, Millbrook was converted into a house in the latter half of the 20th century. The current family has owned it for a number of decades, and consequently the interior is rather dated. But upon closer inspection you notice two things. Number one, most of the internal walls are stud, hence there is enormous scope for reconfiguring the layout. Number two, in the ceiling the A-frame trusses appear to be rather attractive, hence exposing them could also make them a rather charming feature. But all that aside, it's a house of over 2000 ft.<sup>2</sup>, with a driveway and garage, on a wonderfully quiet lane, overlooking a ridge and furrow field! Such things are rarely found.

Approaching the house from the lane, a large, double glazed porch welcomes you, offering masses of useful space for muddy boots, wet coats, etc. The glazed door opens into a large hall that runs away to right and left. Heading right first of all, you come to the living room. At around 500 ft.<sup>2</sup>, this room is larger than many one bedroom apartments! It's also beautifully proportioned hence easy to furnish, and windows to two sides bring in masses of natural light that could be greatly increased if the panelling were removed. A wood burner is also fitted to the stone fireplace.

- Over 2,000 sq ft!
- Sublime, private lane location
- Over 500 sq ft living room
- Three double bedrooms now
- And potential to reconfigure
- Large kitchen, plus utility & pantry
- Bathroom & two further toilets
- Gated drive & wide garage
- One of the best views in the area



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Next door, the kitchen is also generously proportioned. The range of units around two sides provide a lots of storage and prep space, with ample room to spare for a large breakfast table, and there's also a good sized pantry. While dated, the units are in good condition, and more recently a stainless steel Neff double oven and modern hob have been added, so it's very much a functioning space. Various doors lead off. One accesses the rear lobby, from which another door leads out to a path to the gardens. Another opens into the utility room, equipped with a Belfast sink and plumbing for washing machine. This room also connects through to the airing cupboard, complete with immersion tank and shelves, then into the large family bathroom next door, where there is also access to the loft.

From the bathroom, you reach the hall that runs to all the bedrooms., The first of the three is light and bright, very generously proportioned, and including a pair of windows looking out over the sleepy lane and the garden. It's a great size, and includes a range of wardrobes fitted to one wall.

Continue down the hall and another bedroom is double aspect hence very light. And the outlook from one of the windows across the fields to the rear is captivating. Continuing down the hall, several windows also feature that lovely view to the rear. At the end of the hall, the final door opens into a very large garage. At nearly 12 feet wide, it's far larger than standard. It also includes a cloak room to the side. Hence it would appear very suitable for conversion into a wonderful further bedroom with en-suite - please ask if you would like assistance with investigating this further.

Outside, the property sits at the rear of its plot overlooking open land. The driveway leads in from the lane, providing generous space for at least two cars behind a metal gate, and behind it is the door to the garage. The garden space on the right has clearly been landscaped by somebody far more able than we are! Beautiful borders are stacked with roses, shrubs, a great diversity of pretty flowers, offering an ever-changing view from all the windows overlooking it. And while the space is not huge, it is completely secluded, with no other property overlooking it.

From the side door the path runs to the rear, broadening as it does so and hosting the oil tank, a shed and a good sized greenhouse. The rear garden may be slender but as it runs the full width of the house, with a little imagination and some landscaping, a wonderful mix of seating space and planting areas could be created to take maximum advantage of the view over the land behind. We also suspect that the windows overlooking it could be enlarged, perhaps doors added, to maximise the enjoyment of this outlook. If you would like further assistance in investigating that, please ask.

Mains water, electricity, oil CH  
Cherwell District Council  
Council tax band D  
£2,230-83 p.a. 2023/24  
Freehold





Approximate Gross Internal Area = 194.4 sq m / 2,092 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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#### Important Notice

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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>                            |         | 52                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            | 15      |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

to discuss this property or to arrange a viewing please call, or drop us a line  
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