





Wonderful condition, great living space, lovely gardens, and masses of parking. An absolute gem of a family house.

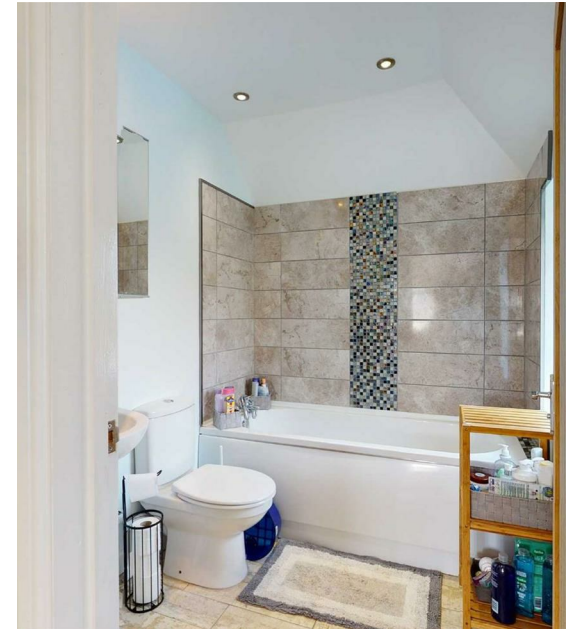
Exceptionally roomy, extended 4 bed house with a lovely conservatory, huge kitchen and long back garden, on a quiet no-through-road in a village with good amenities incl shop/ PO, just a few miles outside Oxford.

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 which is 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. And more than anything, it's a great community.

Knowle Lane is a quiet no through road on the edge of the village, just a short walk from the amenities in the centre. Number 8 is an unusual property in that while it started life as a "regular" semi-detached family home, our clients have extended it with great thought to maximise the living space. But not only that, they done so in such a way as to flow beautifully, with all rooms so well proportioned they are perfect for their purposes, as well as providing those little touches that make it stand out - from the right tiling to expensive timber doors. It is warm and cozy with a large kitchen that is perfect for modern families, but in addition there are three receptions including a wonderful conservatory that is far superior in quality to most of such things. The whole house is also light as it features large windows throughout. It really is an extraordinarily good value home.

The front door leads into a bright hallway, with the stairs rising ahead. To the right the first of three receptions is pleasantly spacious. Underfoot our clients have fitted a laminated wood floor that perfectly contrasts with the gleaming white walls, and the main focus of the room is the lovely, original fireplace. At the rear, a pair of glazed doors flood in great natural light, and walking through them takes you into the conservatory. These glazed rooms often polarise opinion - this one wont! With a UV protected, double glazed roof, perfect tiled flooring and a heritage style radiator, it has both the style and practicality to be used 365 days per year. It also provides you with the most wonderful view out across the terrace and down the lengthy garden.

- Excellent condition throughout
- Dining room & living room
- Lengthy rear garden
- Four bright bedrooms
- Large conservatory
- Ample driveway parking
- 21 ft kitchen/ breakfast room
- Stylish main bed with en-suite



8 Knowle Lane, Weston On The Green, OX25 3QJ

Guide Price £475,000

Back to the entrance hall, to the left the dining room is similarly impressive. Currently used as a home office (for which it is perfectly suited) it could equally easily be used as a really great dining space as the kitchen is next door. Storage is well catered for with a large cupboard under the stairs, and the all-important cloak room nestles behind a door to the front. Through the door to the left the kitchen is beautifully fitted with a range of high quality units round three sides to one end, as well as a breakfast bar, leaving masses of room at the rear for a large table and chairs if desired - our vendors have fitted a TV to the wall and put in a sofa, such is the ample nature of the space. And the glazed doors to the rear open onto the terrace.

Upstairs, the space is carefully crafted. On the right of the bright landing two bedrooms are both amply proportioned as large singles/ smaller doubles, perfect for growing children, and one is equipped with a deep cupboard that reaches right back over the stairs. Moving along the landing, the second bedroom is a really useful double room, being just off square as well as generously sized. Next door, the largest is a wonderful suite. At over 15 ft by 10ft it is a large double by most standards, but in addition the en-suite to the rear is a very smart and stylish room with modern fittings and a good degree of design flair.

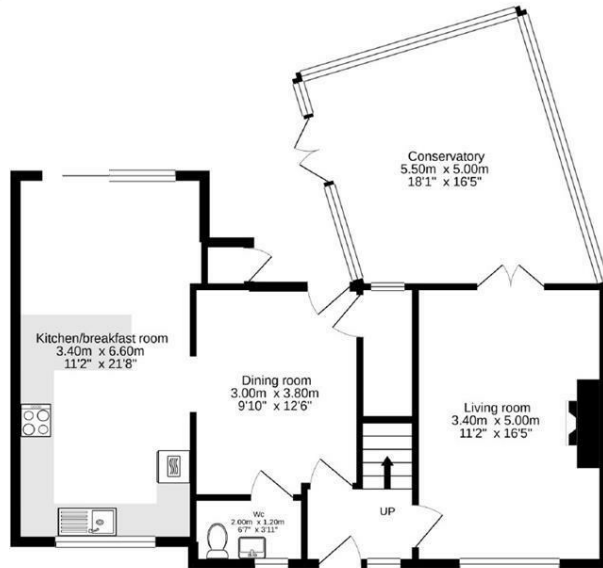
Outside to the front the house is set well back from what is a quiet lane with literally no passing traffic. The house has a mainly gravelled frontage with plenty of driveway space for three or four cars with ease, plus a small lawned area to the right with a mature hedge. To the left a gate leads you down the paved path to the rear garden. We were not expecting outside space this lovely. A terrace runs the full width of the rear of the house, ensuring whenever its sunny the conservatory, dining room and kitchen doors are open and the garden feels like part of the house. Beyond it the lawn is pretty extensive, with a range of plants down either border giving it a feeling of peace and relaxation. A further terrace area to the right is ideal to enjoy the sun all day, and beyond that a brick built shed provides handy storage for garden tools. Past several fruit trees, the garden narrows a little and here the vendors have created a safe spot for trampolines, swings etc with a soft landing area. The whole garden is securely enclosed, a safe space for children and pets alike. In summary, this house really is everything a family could wish for.

Mains water, electric, oil heating
Cherwell District Council
Council tax band B
C.£1,535 p.a. 2020/21

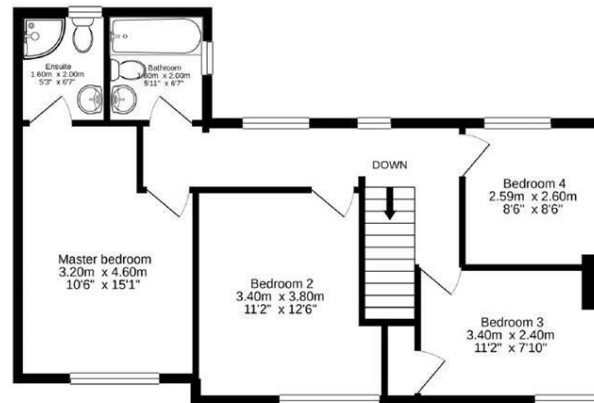




Ground floor
79.7 sq.m. (858 sq.ft.) approx.



1st floor
58.0 sq.m. (625 sq.ft.) approx.



Produced by wideangles.co.uk

TOTAL FLOOR AREA : 137.8 sq.m. (1483 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.

Made with Metropix ©2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

01869 343600

www.cridlands.co.uk