





**Robin's Folly Mill Lane, Weston On The Green, OX25 3QR    Guide Price £650,000**

**The most relaxing and peaceful of settings, equally perfect as a lovely smallholding or "just" a bright and roomy house with great outbuildings and wonderful outside space.**

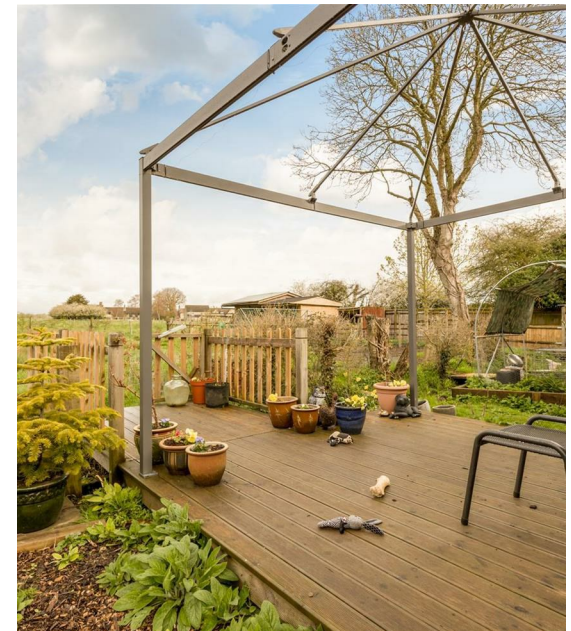
A bright & airy detached house with detached double garage, set in C.2 acres overlooking open pasture near the end of a quiet lane in a lovely village just North of Oxford. Open plan living, 3 double bedrooms, plus planning for further accommodation. And NO CHAIN.

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 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.

An intriguing, cedar-clad and timber framed, chalet style house, "Robin's Folly" is our owners' tongue-in-cheek description of what started life as their attempt at downsizing - only to add stables, workshop/double garage, chicken pens, all manner of livestock including sheep, ducks, geese... You get the picture! This has also included gaining planning to replace the existing flat-roof garage/utility with a pitch-roof annex and also the conservatory. This all merely increases the enjoyment of a house that's already roomy, incredibly bright and positive, located on one of the loveliest and quietest lanes any village could offer, with a captivating view.

What impresses most on the first visit to this house is the space and light. Once inside the front door, light appears to come from everywhere. Neutral colours and patterns compliment the timber floor that permeates through the hall and continues into the living room. On the right the cloak room is modern and neat with well-chosen tiling and decor. Take a right down the hall and the area granted planning for change currently houses a large utility room, useful workshop and also a garage.

- Wonderful land and outlook
- Vast open-plan living area
- Generous driveway parking
- Perfect village location
- Planning for extension/change
- Stable, field shelter, sheds
- Three bedrooms now
- New detached double garage
- C.2 acre plot



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The three bedrooms are all good sizes. The main sits adjacent to the kitchen, a large room that's also bright due to the windows on three sides. Having been both bedroom and living room at different times in its life, it houses a fireplace, albeit currently unused, as well as a long run of shelves and storage to one wall. Two further bedrooms sit next door to one another at the other end of the hall, both offering generous space ample for a double bed, overlooking the lovely garden and fields behind, and both equipped with integrated wardrobes. Next door to these two, the bathroom has been modernised to provide a large wet room, complete with thermostatic shower and underfloor heating.

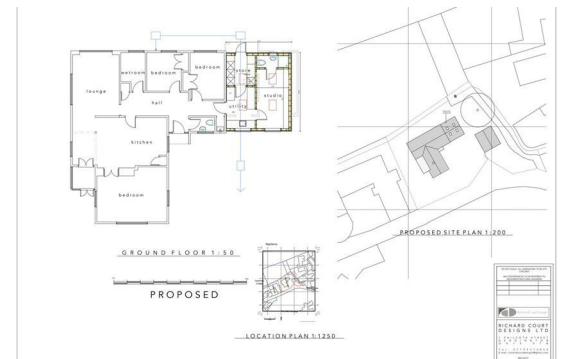
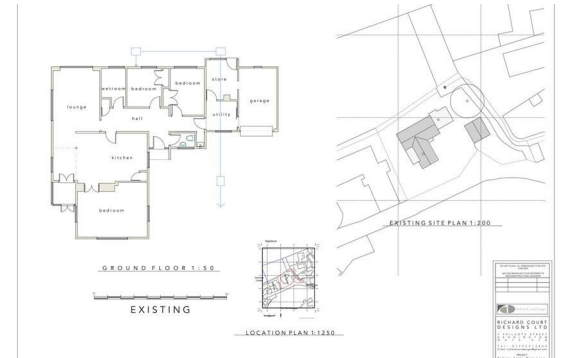
At the end of the hall, the living spaces will surprise you. Our vendors reasoned that with such a beautiful view behind, it made little sense that the kitchen and dining spaces didn't benefit from it. In opening up all three areas they've created a delightful, open-plan mix of day spaces that interact perfectly.

To one side the kitchen is neutral, light and set off perfectly with elegant patterned tiling round the walls. A butler style sink and deep pantry cupboard combined with a broad peninsular provide all the prep space and storage you're ever likely to need. This changes to a wide dining area ample for a large table, next to which is a small conservatory (with planning granted to replace with something larger). And to the rear the living room is another generous area, this time taking priority in enjoying the view across decked terrace towards the garden and open land behind. Light floods through from all directions. And as it's so open plan, the vendors have fitted a wood burning stove which, as they put it, "pretty much eradicates the need for much other heating"!

Heading outside the plot is unusually large and all the better for that. The broad driveway can easily house five or six cars, in addition to which a new detached double garage has been built to the right side. A high quality item, it's insulated and fitted with lighting and power outlets. As the village has no mains gas, there's a large Calor storage tank hidden by the garage, enabling bulk purchase at better pricing than the usual bottles. On the left a picket fence encloses a pretty and mature front garden containing mainly lawn but flanked with a range of shrubs and flowers. This land continues round the left of the house to the conservatory and thereafter the rear garden.

Behind the house, a tiny stream runs across from left to right in a small culvert. The land is edged by a footpath on the right that forms the right hand boundary, and between it and the house is a broad expanse that enables access across to the rear. On the right a loose box and several outbuildings jostle with stabling to create a wonderful space complete with turn-out land. Our vendors have kept sheep, chickens etc here, enjoying the most wonderful outlook across ancient pastureland, some of which is ridge and furrow. Two further paddocks/turn-out land is immediately attached at the rear, offering great amenity space. Note the land from the rear of the house to the far boundary is currently classified as agricultural, but this makes no difference to its use as private land.

Mains water, electric, gas CH  
Cherwell District Council  
Council tax band D  
£2,230 p.a. 2023/24  
Freehold





## Ground Floor 171.9 sq.m. (1850 sq.ft.) approx.



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**TOTAL FLOOR AREA : 171.9 sq.m. (1850 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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| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         | <b>77</b> |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  | <b>35</b>               |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

### Important Notice

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