





## William's Cottage North Lane, Weston-On-The-Green, OX25 3BG Guide Price £375,000

**Huge character plus wonderful gardens, all set in a village the envy of many. What more could you need?**

One of the oldest houses in the village, a historically important G2 listed thatched cottage discreetly tucked away in a beautiful plot on North Lane, a no through road. Stone, beams, open fireplace, & potential for some updating/remodelling. Truly unique. 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 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.

As our client put it, "we have no idea how long our family has owned William's Cottage - but it's far longer than anyone can remember".... Cottages like this pretty much represent why we are agents. The old adage "if walls could talk" is so applicable here. William's Cottage's history dates back many hundreds of years (it is Grade 2 listed), to at least the 17th century but it could easily be older. Exposed beams, traditional stone walls, open fires; it's all reminiscent of fairy tales. You are the custodian of something a bit precious living in a house of this age. Not only that, it's SO private and discreet that initially you can miss it on the way by. But once found, the walk in through the gate reveals a wide and attractive plot that's a delightful place to spend time. And while aspects of the cottage are dated, in fact the thatch was replaced in c.2017, while the whole house was refurbished (incl roof timbers, flooring, wiring, plaster) in 1993. So any updating should be largely cosmetic. Combine the house with the location, and it's no wonder the vendors have owned it for so long.

- Historic stone & thatch cottage
- Vast, triple aspect bedroom
- Bathroom en-suite upstairs
- Vast character, stone & beams
- Kitchen/ dining room
- Generous gardens
- Living room with fireplace
- Wet room downstairs
- Parking to front



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The open porch shelters you while entering via a thick timber front door. Once inside, the great age is apparent immediately. The main beam above is clearly hand-cut, thick and rough-hewn, with similarly ancient joists running away to the walls either side. The room is double aspect hence there's great light throughout, and both windows are deep set into thick walls with window seats from which to enjoy the surroundings. In the fireplace, complete with a bread oven, a range cooker from the 19th century is still in place, and if you look up the enormous chimney you can see the whole stack right up to the daylight at the top! This could easily be fitted with a modern wood burner and flue, or remodelled to operate as an open fire.

Next door, the kitchen is much more roomy than we expected. A range of units occupies three sides at one end, with the window here looking over the main garden. At the other end, the room narrows slightly, next to a door that hides the staircase (beneath which another door accesses storage), however there's enough room for a small breakfast table. At the rear, an extension built very recently provides useful extra space that could make quite a difference to the layout if desired. A rear hall runs the full width and beyond it the modern wet room is a generous size. We suspect that this may offer an opportunity to reorientate the downstairs to provide a kitchen in the extension, freeing the current kitchen space to be used as a dining or living room. Ask us if you would like assistance with researching this.

Upstairs is quite a pleasant surprise. At 27 feet in length, the bedroom is vast. For many years this was split into two rooms. But at present it's simply an unusually characterful, large and bright room with windows on three sides, including a view out over the fields to the rear and a window seat to the side. And next door, the bathroom is effectively an en-suite. The white suite includes a bath, and in the corner the airing cupboard contains the immersion tank for hot water.

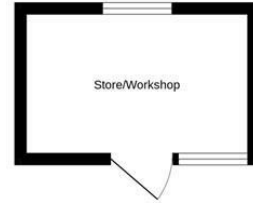
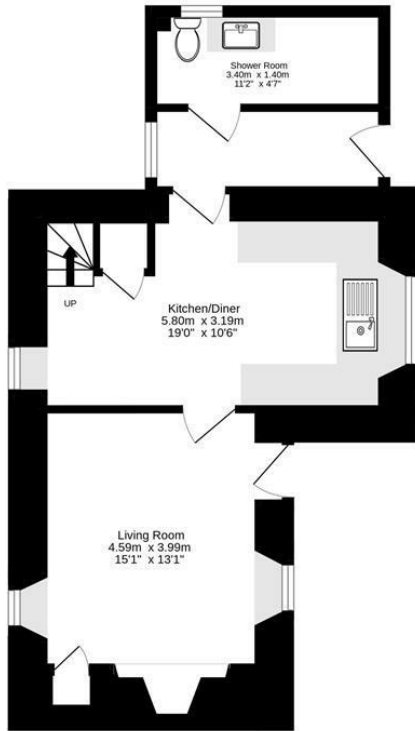
Outside, the plot is a delight - large and attractive, with a wide expanse of lawn occupying much of the space. Various mature trees are dotted around the garden, and a variety of borders are arranged in a relaxed and attractive style throughout the plot, stocked with all manner of flowers and shrubs that provide an ever-changing spread of colour through much of the year. At the front, parking off the lane leads through double gates to a tarmac path that runs towards the front door. Paving replaces tarmac outside the door, and continues down the right side to the rear lobby door and a large concrete outhouse/ shed. The plot is flanked by fencing along the right hand and front boundaries, with stone walling running down the left side of the house. Narrowing behind the house, to the rear, from here the outlook out across the garden land behind continues on to the trees and open land beyond. There are few prettier spots than this.

Mains water, electricity  
Cherwell District Council  
Council tax band B  
C.£1,583-02 p.a. 2021/22

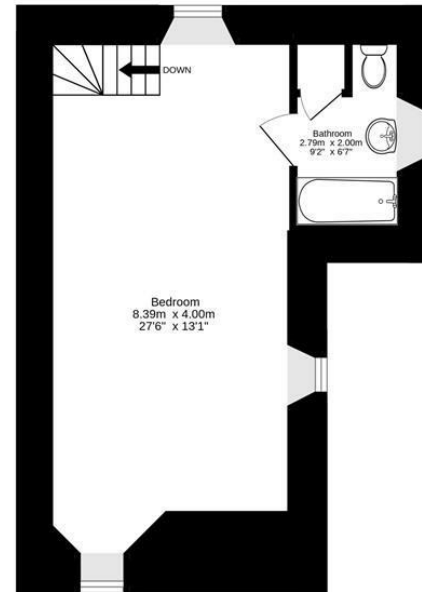




**Ground Floor**  
45.0 sq.m. (484 sq.ft.) approx.



**1st Floor**  
31.7 sq.m. (341 sq.ft.) approx.



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**TOTAL FLOOR AREA : 76.7 sq.m. (825 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
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	46	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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