





2 Westlands Avenue, Weston-On-The-Green, OX25 3RD      Guide Price £475,000

**Single storey living at its finest with a beautifully refurbished interior and wonderful gardens, set in the most peaceful of villages with shop, pubs, and a fine community.**

Simply stunning. Occupying one of the prettiest plots in the road with beautiful gardens front and rear, a comprehensively refurbished three bed bungalow with high quality fittings throughout and a wealth of natural light. 20 ft refitted kitchen/breakfast, 18 ft double aspect living room.

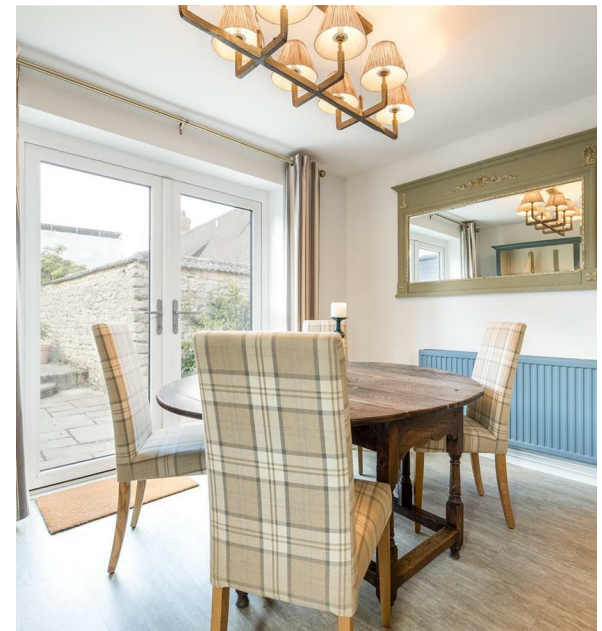
Weston on the Green is a small and pretty village just to the North of Oxford. A drive past gives little hint to its ancient origins which include the local church dating in part to the 12th century. Today it is well known by locals for some lovely architecture, two pub/restaurants, The Milk Shed which is a highly acclaimed cafe/ restaurant, plus a great local store/PO now community owned, and the Weston Manor Hotel. 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.

Number 2 is an unusual property in that it occupies the end plot hence has gardens to the front, right hand side and rear, as well as plentiful parking and a garage. Since purchase in 2018, our client has conducted a huge amount of work, making the very best of every square inch, with a beautiful modern kitchen and bathrooms. Although with one of the best plots in the road you'll rarely want to spend much time indoors if the sun is out!

The house sits pleasingly well back from the avenue at the front, behind smart close board fencing edged with a lovely array of shrubs, trees and flowers. At the rear of the block-paved drive, a door on the right leads into the house where you will find the exceptionally spacious kitchen.

Recently fitted to a very high standard, the kitchen strikes a perfect balance between efficiency and style. Units run around four sides, including a peninsular that very neatly and naturally splits the kitchen from the dining area. The comprehensive fittings include dishwasher, a farmhouse-style cooker, stainless sink, even a built-in microwave. This layout is exceptionally sociable, ensuring the chef can chat with guests sitting at a dining table enjoying a fine view through the French windows over the terrace and down the lengthy rear lawn.

From the kitchen, the hall broadens ahead, with a large store cupboard to one side and a pretty parquet wood floor underfoot. The living room is a lovely, bright space. More French windows plus a large window to the end wall bring in wonderful natural light, making it a welcoming and positive space in any weather. And this layout also encourages a feeling that the garden is always part of the experience - which, as it is beautifully kept and exceptionally peaceful, is a very welcome dimension.



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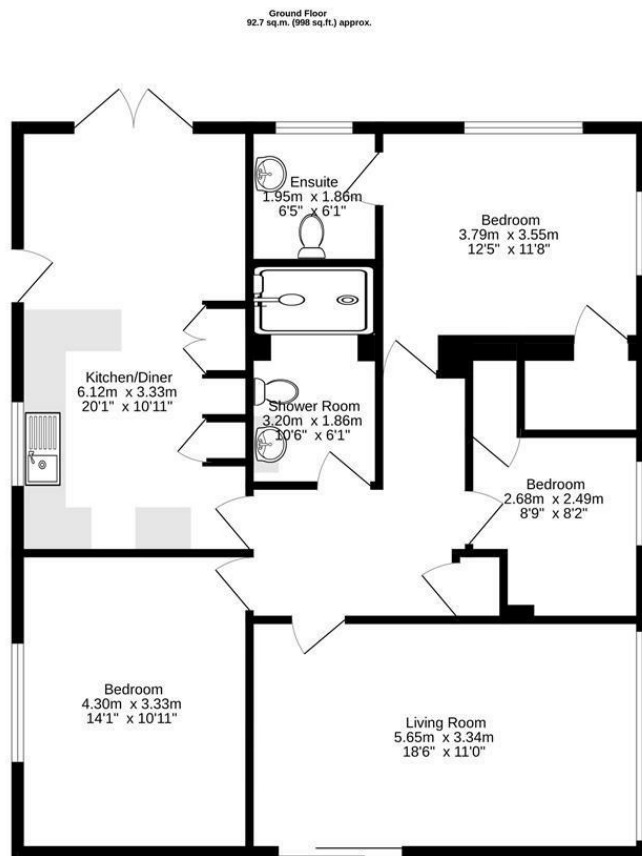
In total there are three bedrooms. Just to the right of the living room, a very pleasant double room looks out to the South hence it benefits from wonderful morning light. On the other side of the living room, a smaller bedroom is nevertheless a really useful space that's just as easily guest room, study or a place for the grandchildren in bunk beds!! Serving the pair, the shower room has been fitted to an exceptional standard that includes a large shower, modern vanity with deep drawers and a large sink, even a "film star" mirror!

The last of the three sits in the rear corner hence the quietest place away from the living areas. Two windows give it generous light, this time facing south west and north. And in addition to the deep and useful wardrobe in one corner, in the other there is a washroom ensuite. Fitted currently with a toilet and washhandbasin (our vendor's preference) it could easily be reconfigured to contain a shower if desired. Please ask if you would like assistance investigating this further.

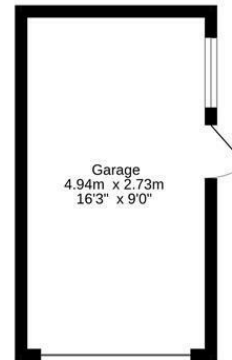
While the interior is beautifully appointed and very attractive, for us it's the exterior that really sets the house apart from others. The rear garden is around 120 ft in length, starting with a terrace behind the kitchen beyond which is an immaculate and mature lawn, flanked by a stone wall to one side and close board fence to the other. The plot continues round the whole house, to the front garden where there is a pleasant lawn enclosed by fencing. Many flowering plants, shrubs and a number of trees give the whole experience a feeling of peace and calm. Generous space for sure, but equally easy to manage. The gated driveway is block paved with ample parking for several vehicles in front of a detached garage.







Outbuildings  
13.5 sq.m. (145 sq.ft.) approx.



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TOTAL FLOOR AREA : 106.2 sq.m. (1144 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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- Spacious & comfy
- Three bright bedrooms
- Beautiful gardens front & rear
- Wonderful natural light
- Stylish new kitchen
- Gated driveway, garage
- Double aspect living room
- Shower room & ensuite
- Fine village location

#### 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.

## Material Information QR Code:



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 78        |
| (55-68) D                                   | 62                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Mains water, electricity, solar panels, oil CH  
Cherwell District Council  
Council Tax Band D  
£2,876-11 p.a. 2025/26  
Freehold

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