





2, Shepherds Close, Weston-On-The-Green, OX25 3RF

Guide Price £995,000

A gorgeous and cossetting home combining all the best attributes of a traditional stone building and smart, modern interiors, in a quiet village just a short distance from Oxford and Bicester.

Overlooking open land & including c.1 acre of its own pasture, a charming stone barn set at the end of a village lane. Stylish open-plan living spaces, generous kitchen plus utility, four double bedrooms (one with field view & ensuite), landscaped garden, detached garage with potential to convert.

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 (highly acclaimed cafe/ restaurant), a great local shop/PO 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 also available.

Shepherd's Close is an intimate setting, nestling at the end of the quietest of village lanes. Number two is a beautifully presented and delightfully maintained period barn, converted to an exceptionally high standard and overlooking the wonderful ridge and furrow meadows behind. Very much a "turnkey" home, it blends character and charm with modern comfort, a thoroughly stylish interior and generous living accommodation over two floors. Every detail, from the timber and natural stone to the bespoke fitted wardrobes and contemporary kitchen, has been considered to create a home of quality and style. In addition, the house boasts not only a mature, peaceful and well managed garden, but also just under an acre of its own peaceful pastureland.



At the end of the lane, you first glimpse the pastureland through a five bar gate next to the detached double garage and parking, with the garden neatly enclosed to the right. A timber gate accesses the pretty front garden with a path leading to the front door. The flow of the interior begins with a large and welcoming entrance hall, ample for boots, brollies and the like, with a cloak room to the side. The study is also located here, offering a very useful working space that's well away from any disturbance.

Beyond, the sitting room is generous and pleasingly light due to the large areas of glazing to either side, with a peaceful view of the garden to the left. It's full of character. Oak flooring, skirtings and stairs punctuate a fine space that runs a considerable length, with a central stone chimney and a wood burner creating a warm focal point. A galleried landing overhead is a wonderful feature that gives the space an even greater feeling of character as well as accentuating the feeling of airiness and space (apparently the Christmas tree each year is double height into the void!). As used today, the layout provides three separate areas; an ample dining space to one side leaves room to spare for easy chairs on the other; at the other there's a sumptuous, relaxed living room. The proportions and dimensions are such as to allow whatever layout flexibility you may need.

To the far end, overlooking the fields, lies the stunning kitchen. Beautifully and comprehensively equipped with a range of classic farmhouse-style units around three sides, topped off by a run of granite worktops and focusing on a range-style cooker, it is equally practical and attractive. A fine space for everyday living and entertaining alike, it's easily able to house a large breakfast table; and on warm days the glazed door to the side irresistibly draws your eye to the garden. Practicality continues with a well-planned utility room adjoining. As this also features another external door it's the perfect dog lobby/boot room.

Upstairs, the galleried landing that accesses all rooms is wide enough to house a sofa, bookshelves and the like. The principal bedroom is beautifully finished, with a comprehensive run of fitted wardrobes and store cupboards to one side. But it's a challenge to notice such practicalities when your eyes are irresistibly drawn to the view... A Juliet balcony with glazed doors provides an uninterrupted outlook across the acres of ancient pasture, ridge and furrow meadow land behind the house, with your own pasture directly in view below. It also features its own, recently refitted ensuite that is expertly arranged with a sink-topped vanity, various shelves, and a generous low-level walk-in shower. It's neat and clean-lined, with a dash of real style.





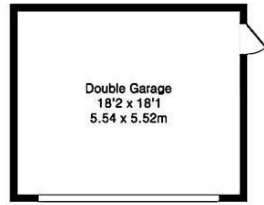
Next door, another double bedroom offers excellent proportions for the largest of beds with extra room to cater for wardrobes, a desk, chest etc. Bespoke oak joinery in the third bedroom has created a fine home office inside the double bedroom. A fitted desk with drawers either side and a range of shelves above leaves ample room for practical bedroom use - perfect for home working, studying teenager etc. And the last of the four is certainly not the least as it's another well proportioned double. Serving all, the family bathroom has been thoughtfully redesigned, with stylish contemporary fittings creating a bright and elegant space. The dimensions are such that both a bath and separate walk-in shower find ample room here, alongside a useful airing cupboard.

The exterior offers just as much to enjoy. The property is set at the end of the lane, with parking in front of a double garage which is detached and includes a high-pitched roof that has potential to create a room above. A beautiful landscaped garden runs across the full width of the house, secluded and private being set behind timber and stone boundaries. Areas of lawn are bordered by gently landscaped borders stocked with all manner of flowers and shrubs, creating a peaceful and inviting space that's the perfect mix between industry and relaxation.

To the far end the decked area provides a fine spot for a relaxed glass of wine or summer dining, next door to the gate that accesses the adjoining land. Our vendors' area extends to a little under one acre of open pasture, which can be fenced as your own dedicated space, or potentially used by the farmer who has previously grazed sheep here. This land in general extends to around 10 acres, and was bought by our clients and various other villagers, with restrictions to permanent structures, in order to ensure the land will remain undeveloped in perpetuity.



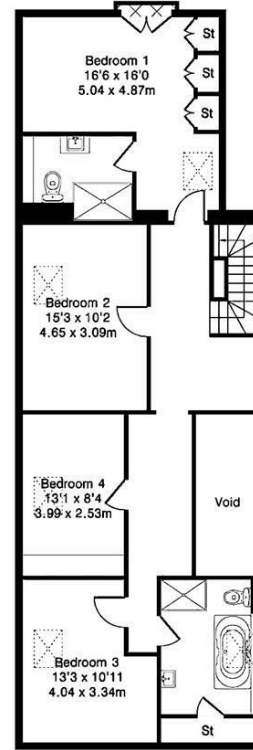
Material Information QR code:



Garage



Ground Floor



First Floor

Approximate Gross Internal Area 2397 sq ft – 222 sq m
 Ground Floor Area 1124 sq ft – 104 sq m
 First Floor Area 1003 sq ft – 93 sq m
 Garage Area 270 sq ft – 25 sq m

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

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