





It's so rare to find a house that's large, quiet, and well-specced in this village. Great condition as is, or a blank canvas for your own tweaks.

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.

Built in the late nineties, Blacksmith's Close is a small collection of high quality houses nestling in the very centre of the village, just a minute's walk to the shop/PO, church and hall. Number 5 has the enviable position of being sat at the end hence there's no passing traffic and it also feels incredibly private, with all the main windows facing the garden. In their time here, our clients have gently elevated and improved the experience, with decorating and new windows alongside a fabulous new kitchen. Cumulatively what it adds up to is a house that is all things to all people. A growing family will find all they could possibly need here for every age group; but similarly a downsizing couple whose children have flown will find a roomy, bright house that's also much more efficient to run than most.

The open porch covers an entrance door that brings you into a charming hallway. Surprisingly large, which is a theme throughout the house, the hall offers masses of room for coat stands, book shelves, even an easy chair - or a jukebox as seen here (it's not staying, sorry...)! Dead ahead the stairs rise and gently turn to a galleried landing. And under them, a deep cupboard provides the first of many storage spaces in this house, opposite which is the cloak room. Take a right and a pair of glazed doors offer access to a really lovely living room. At 21 feet long it's a good size, with the open fire a cozy focal point, and the ample glazing to both ends (double doors onto the garden at the rear) brings in so much light it feels even larger.

Back across the hall there's a second living room that offers an alternative space, the ideal TV/gaming room or even a second study, and this too is double aspect. Next door, the third reception is currently set up as a very useful study. There's plenty of space for a large desk, and ample room spare to place a bank of book shelves etc, hence it really is a great home working environment.



And the star of the show in this house is definitely the kitchen. In designing the room the vendors wanted a space for entertaining guests in style, holding family Christmases for masses of people, or just spending an easy evening's cheffing in a room where everything is in easy reach. They nailed the brief. Elegant units run round two sides, and a huge central island that contains ample cupboards as well as a breakfast bar also houses the sink. Further storage is provided in the utility room immediately next door, with shelves covering one wall above a sink and work surface, under which plumbing for a washing machine etc is fitted. In designing the ergonomics this way, the vendors have created a kitchen and utility that is ample for most needs but still leaves huge free space for the largest of breakfast tables. And as it's sat in front of glazed doors, these are open to enjoy the garden on all but the least pleasant of days.

Upstairs, that feeling of space and light continues. At the top of the stairs the landing splits in two directions. Head left and you first come to the smallest of the bedrooms, nevertheless a generous single or a guest room. Keep going past the airing cupboard and this time you find a much larger double, the first of two bedrooms with en-suites, in this instance a pleasant and light shower room. A large wardrobe with double doors is also fitted, maximising the space efficiency.

Back to the top of the stairs, the family bathroom sits opposite. Equipped with both shower and separate bath, it's similar in style to the en-suite next door. Another double, again equipped with a bank of wardrobes, is further along, this time overlooking the rear garden. And next to it yet another double room is particularly spacious, currently used as a mix of gym and sewing room. Again, it's equipped with a bank of wardrobes.

The final bedroom is also the best. Looking over the rear garden and beyond, the main bedroom is exceptionally roomy and bright. The proportions make it easy to house the largest of beds with ample room for a dressing table, chest of drawers and the like. And with three separate wardrobes/cupboards built-in, there really isn't need for much other furniture so the room can remain spacious and uncluttered. An ensuite to the side is also generously proportioned, including both a thermostatic shower and a separate bath, with a surprising amount of free floor space besides so it never feels cramped.

Outside, to the front the house sits well back from the broad, gravelled cul-de-sac. A block-paved driveway provides ample space for two cars, and behind it a pair of wide garages with separate front doors also includes a pitched roof above that could offer masses of storage if needed. The front garden features a pretty box hedge at low level, enclosing a myriad of roses, shrubs and flowers that are a riot of colour in the Spring and Summer.



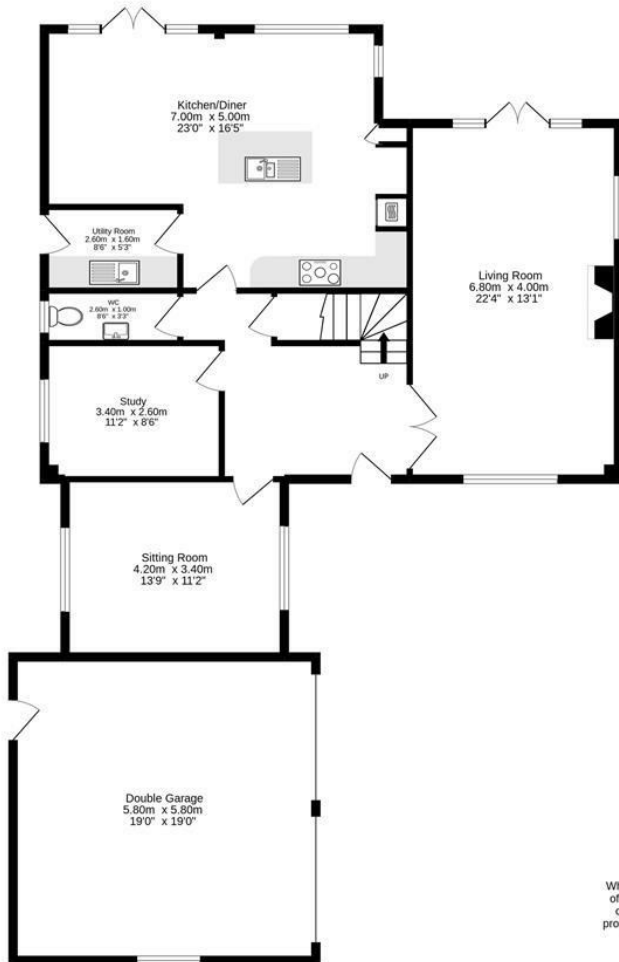


Head through the gate to the right (there's another on the left of the garage) and a path runs down to the back garden. A terrace runs the full width of the house, deepening on the left to provide a huge seating area for entertaining in better weather. Mature flower beds run round all three sides, stocked with a wide array of pretty plants, and this includes a raised bed to the left of the terrace, useful for growing herbs, salad and vegetables. And the shed to the left corner is large enough to hold pretty much all the garden equipment you could need.

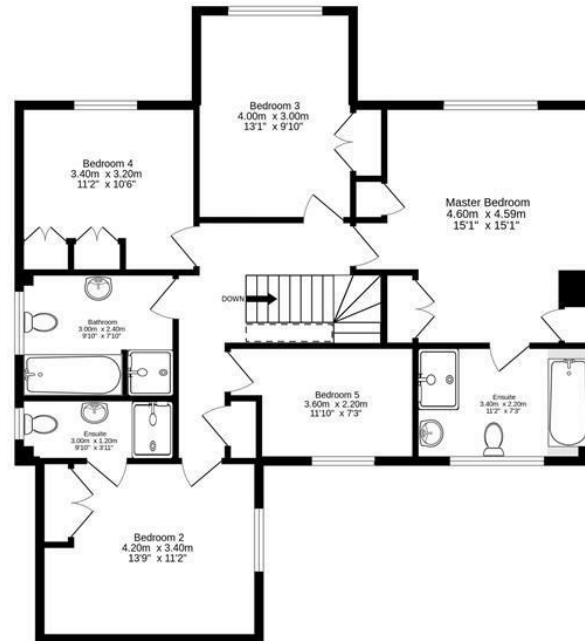
Mains electric, water, oil CH
Cherwell District Council
Council Tax band G
£3,547 p.a. 2022/23
Freehold



Ground Floor
133.4 sq.m. (1436 sq.ft.) approx.



1st Floor
93.8 sq.m. (1010 sq.ft.) approx.



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TOTAL FLOOR AREA : 227.2 sq.m. (2446 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) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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