



Mill Lane, Weston On The Green, OX25 3QR

Offers Over £500,000

This is an interesting and unique house, ready for some updating but offering immense space at this price level, and set on probably the best road in the village.

The best value house in this area! Over 2,600 square feet of bright and interesting house with 5 large bedrooms and extensive outbuildings including stables and a double garage! Locally there are excellent pubs, a shop, schools and a lovely church - all within a short drive of Oxford, Bicester and the road/ rail network.

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 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.

Ok, why sepia main photos? The Cedars is an intriguing and interesting house but it is not conventional. So to differentiate it from the crowd we thought something to show its individuality might be more appropriate. Every room is larger than you might expect, with good proportions in most cases, making them easy to use. There is updating required, but this gives you the chance to dictate your own style. Outside offers huge potential, with stables, tack room, sheds, growing areas, and a double garage, providing for all sorts of hobby spaces. And the garden area is pleasantly secluded behind hedges, off the back of the sitting and dining rooms. Quite apart from anything else, it is also situated on a no-through road in the heart of the village hence it is exceptionally quiet. There is little anywhere to touch this house for value for money.

The door from the driveway opens into the kitchen, fitted on three sides with white modern units, and including a large walk-in cupboard to the side - an ideal pantry. The space opens up and widens into the living room, bright and light with sliding doors onto the terrace behind. It's a lovely room, large and relaxed, and the central feature is a wood burning stove with an exposed (but triple skinned, for safety) stainless steel chimney. Double doors on the left hand end feed through to the dining room, which is an ample size for any family Christmas and also looks out over the garden, with a door out to the side.

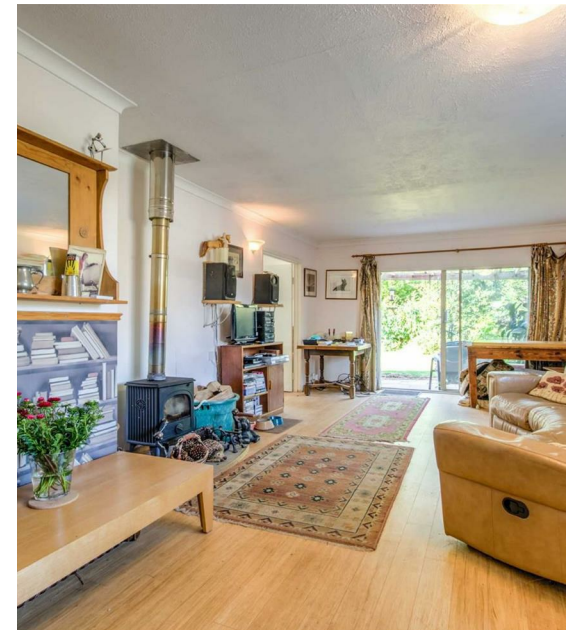
From here the corridor leads out to three bedrooms downstairs, and on to a wc under the stairs. The first two bedrooms are ample double rooms, and beyond them is the large Master. At nearly 16 feet in length this is a great bedroom by any standard. A large set of fitted wardrobes grace one corner, leaving masses more space for chests, side tables, even an easy chair. En-suite to this is a recently-fitted wet room, tiled floor to ceiling in modern style, with both a "soaker" head above and also a shower hose attachment, all thermostatic.

Upstairs, the two generous double rooms are nigh-on identical dimensions, and all-but square. Windows to two sides fill both with the same great light that is so much a theme of this house, and both have enormous walk-in cupboards. Serving the pair, a pleasant bathroom with shower over the bath and a chequerboard floor is sizeable and well presented.

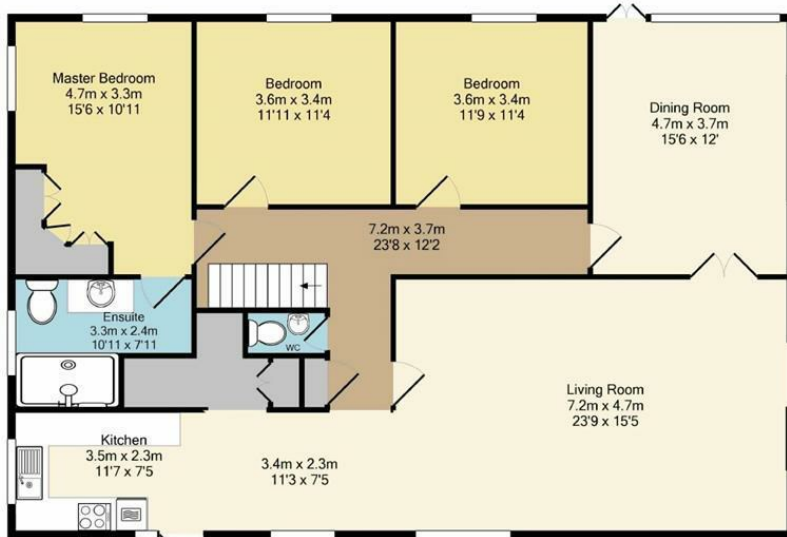
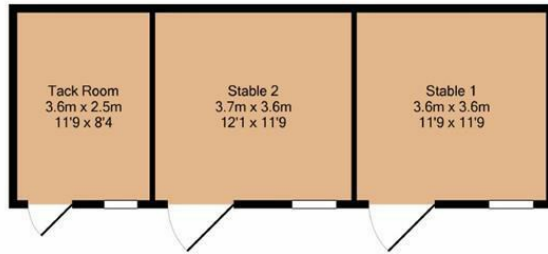
Outside needs explaining! The gravel drive leads up to a hardstanding next to the house that is large enough for a number of cars, and it continues round to the right, stopping at the front of a detached double garage which would be the envy of many a classic car enthusiast. Beyond, a further concrete hardstanding leads to a stables with two boxes in addition to which there's also a tack room. Next door, a further sizeable workshop/ shed sits adjacent to a poly tunnel containing a wide range of vegetables. Here the garden starts, a delightfully secluded space with a lawn which is surrounded by various border plants, hedges and several trees. The terrace plays host to a pergola, and next to this are the double doors leading back into the sitting room. It's an incredibly peaceful spot, and being West-facing with no opposite neighbours it's also very sunny.

Mains water, electricity, lpg CH
Cherwell District Council
Council Tax Band D
£1,807-07 p.a. 2018/19

- Five large bedrooms
- Separate dining room
- 2 stables, tack room, workshop
- Long kitchen, open plan to:
- Bathroom, en-suite and wc
- Secluded gardens
- 23 ft double aspect living room
- Double garage & ample parking



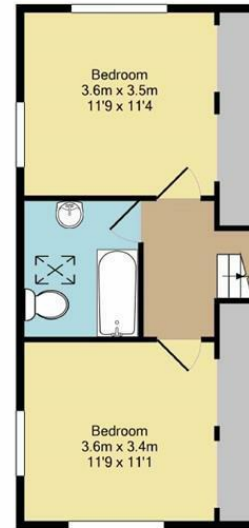




Ground Floor
Approx. Floor
Area 208.2 Sq.M.
(2241 Sq.Ft.)

Total Approx. Floor Area 249.5 Sq.M. (2686 Sq.Ft.)

Measurements are approximate. Not to scale. Illustrative purposes only. Produced by wideangles.co.uk
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1st Floor
Approx. Floor
Area 41.3 Sq.M.
(445 Sq.Ft.)



Energy Efficiency Rating

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

Important Notice

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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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