



Clever extension has greatly increased its practicality, and added some stylish touches including bi-fold doors.

HOUSE WITH ANNEX An extended stone house including annex with shower, vaulted bedroom and 20 x 20 kitchen with lantern roof, this house has some lovely individual touches as well as great practicality. Popular village with shop and pubs. EPC Rating D.

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.

An immensely practical house located in a sought after development in Weston On The Green of just a few houses, secluded and well placed. During their tenure the owner has made significant improvements including an extension plus two storey garage conversion, equally a versatile family home or modern bolt hole.

Entering the house, a bright entrance hall stretches away ahead, giving an immediate impression of quality with a slate tiled floor. The first of the receptions on the left is light with its two large windows, and there is an open fire. Opposite, under the stairs is a large cupboard, and beyond this is a modern cloak room. At the end of the hall the door opens into an expansive kitchen. The space here is fantastic. To the right there is more than enough room for the largest of tables. In the middle the largest of fitted islands contains a wealth of storage, both drawers and cupboards topped with a granite work surface. The same fittings run down the left wall, with a lovely range cooker the central feature. There is also space for a US-style fridge freezer. The same slate as the hallway covers the floor, and to the rear the whole wall is open with bi-fold doors, truly integrating the garden and house. What is more, the lantern roof above and these doors ensure excellent light in almost any weather.

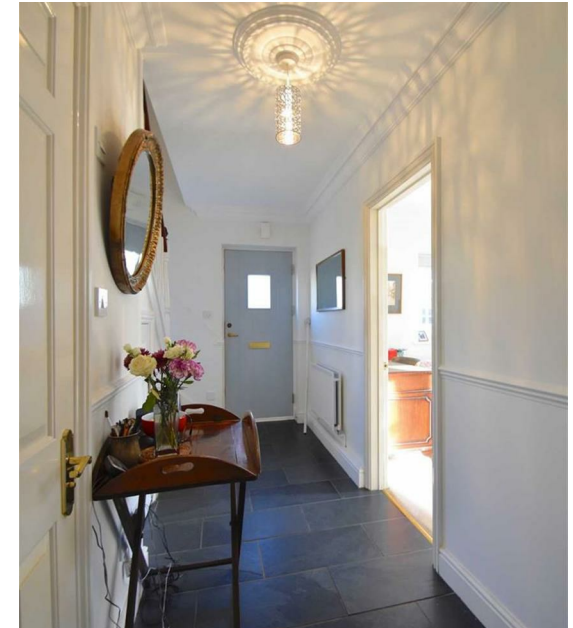
To the left of the kitchen the annex is cleverly designed. The main space is equally a reception room or bedroom (as it is used currently), set to the side of a stylish staircase. Top the left the door leads out to the front drive and adjacent to it is a high spec shower room. At the rear another door leads into the garden and next to this the staircase features toughened glass balustrades, ensuring no light reduction. At the top the large vaulted space is delightful, roof light windows bouncing light around the whole room.

On the first floor in the main house three bedrooms are all light and practical. The master is an ample double that features a range of integrated storage, and adjacent to it there is a shoer room en-suite. Two further bedrooms are both practical doubles if desired, and serving these is a modern bathroom with neutral white suite and decor. Also on the landing the cupboard contains a modern water cylinder which ensures high pressure hot water - a facility most properties do not have.

Outside, the space is pleasant. To the front the gravelled parking provides space for two cars currently but could be expanded if desired. Either side of the parking are areas of grass and a path leads to the front door past an Ash tree and several shrubs. Behind the house the garden is mostly lawn with a terrace just behind the kitchen

Mains water, electricity, oil c.h.
Cherwell District Council
Council tax band D
£1,608-95 p.a. 2016/17


- Four main bedrooms
- Living room with open fire
- 20 x 20 Kitchen/ breakfast
- Annex with own front door
- Includes reception & shower
- Further bathroom & cloak
- Enclosed, private garden
- Ample parking

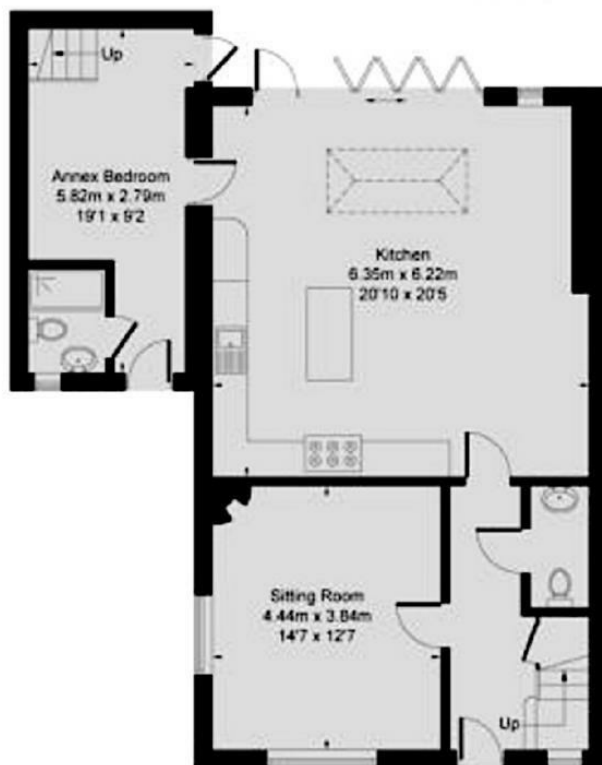







Approximate Gross Internal Area = 151.7 sq m / 1633 sq ft
(Including Annex)

 = Reduced headroom below 1.5m / 5'0"



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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.

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

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