



41 Westlands Avenue, Weston On The Green, OX25 3RE Guide Price £350,000

Pleasant, comfy and inviting, a quiet retreat that needs absolutely nothing doing - just move in and relax

A comfortable and very light 2 bedroom house offered in lovely condition, on a quiet lane in a well respected village with excellent amenities, just North of Oxford. Two double bedrooms, refitted kitchen & bathroom, garage and ample parking.

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 which is 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. And more than anything, it's a great community.

Westlands Avenue is a quiet no through road on the edge of the village, just a short walk from the amenities in the centre. Number 41 is in fantastic condition, having had a modern kitchen and bathroom recently upgraded, and the whole house is also light as it features large windows throughout. It's a case of walk in, put everything away, and that's all you need to do!

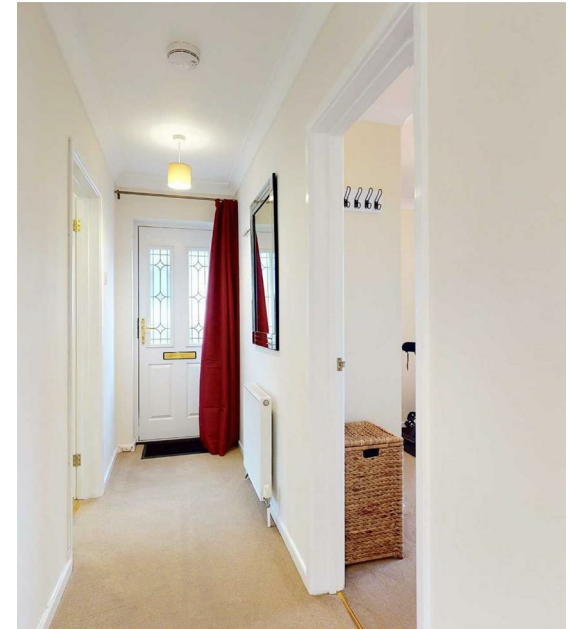
Entering the front door the hall heads away to all rooms, with a large loft hatch above. First right is the living room, which is not just a good size, it's also very bright and positive, with ample space for a good suite, chests and the like all ranged around the attractive wood burner. And the glazed double doors to the rear with flanking glazed panels ensure it's a wonderfully bright room. Carry on down the hall past the store cupboard and turn right to access the kitchen. Refitted in recent years it is neutral, well presented and comprehensively equipped with a range of units running round two sides, and on the opposite wall is a breakfast bar. Just as with the living room, glazed double doors to the rear bring in great light as well as accessing the garden.

Moving on to the bedrooms, both are good sizes. The smaller of the two is a very pleasant and an ample double room, with windows to two sides that make it feel even more spacious than it is. Next door, the larger of the two is also a decent double room, a fact also assisted by the generous sized wardrobe that negates the need for other storage. Serving the pair, the bathroom is modern with a white suite, and pristinely presented with a bath that also features a shower above it with a screen.

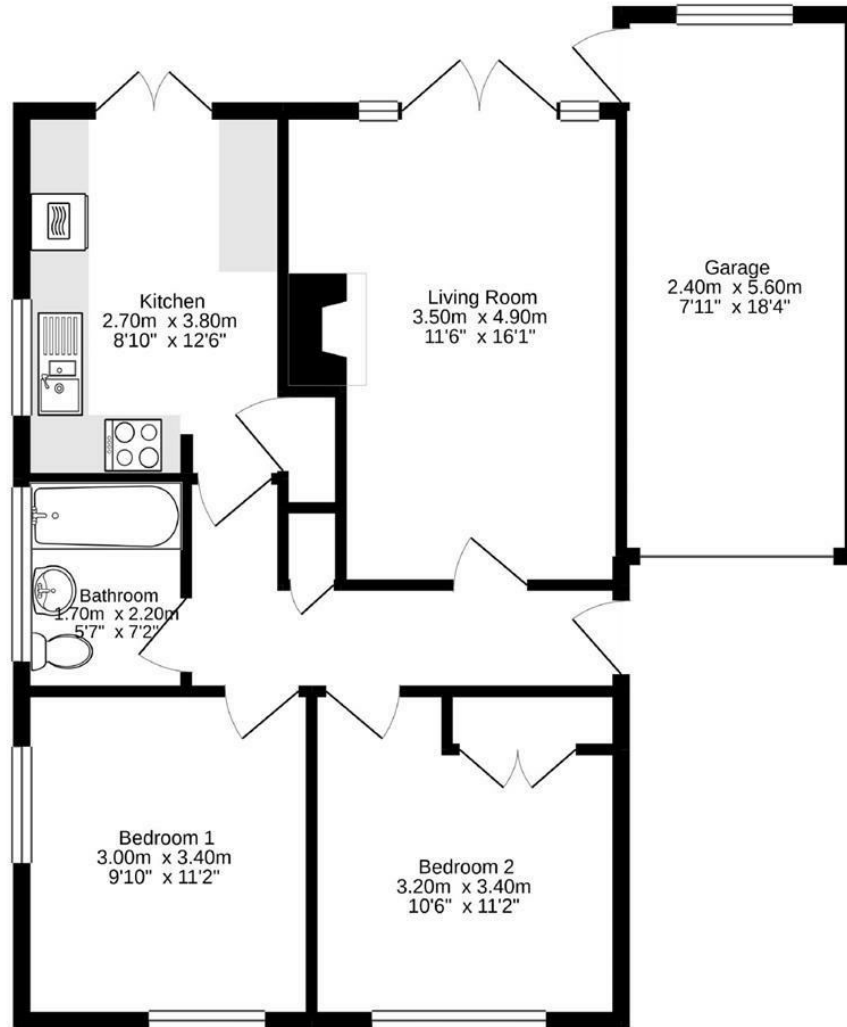
Outside, the frontage is hard paved and part gravelled, providing masses of off road parking. This includes a driveway up to the garage, inside which you will find power connected, plus a pristine roof overhead as it has been recovered. The door in the rear corner leads out to the garden. This is also hard paved throughout for easy maintenance, complete with various rather attractive raised bed planters containing a lovely array of flowers. There is a part glazed shed/ summer house, next door to which a log store provides cover for the firewood as well as general storage. And hidden behind them is the oil tank for the central heating. It's a peaceful and easy spot, with nothing overlooking you and no passing traffic or other noise to disturb your peace!

Mains water, electric, oil c.h.
Cherwell District Council
Council tax band D
C.£1,974 p.a. 2020/21

- Spacious, light & peaceful
- Refitted kitchen
- Ample driveway
- Great condition throughout
- Modern bathroom
- Garage to side with power
- Two bright bedrooms
- Low maintenance garden







Ground Floor
70.7 sq.m. (761 sq.ft.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

01869 343600

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.