



6 Westlands Avenue, Weston On The Green, OX25 3RD

Guide Price £360,000

Pleasant, comfy and inviting, with plenty of scope to extend to rear or into the loft (stpp) if desired, set in a lovely and unusually generous plot.

Warm, comfortable and very light 2 bedroom house with potential to extend (stpp), set in a lovely mature plot with lengthy garden on a quiet lane in a well respected village with amenities, just North of Oxford. Two double bedrooms, refitted kitchen, 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 of the village. Number 6 is an unusual property in that it occupies one of the largest plots in this road hence has lengthy gardens to the front and rear, as well as plentiful parking and a garage. It is warm and cozy with a modern kitchen and bathroom as well as a recently upgraded heating system, and the whole house is also light as it features large windows throughout. In its current format it's a pleasant house, however there would appear to be masses of potential to either extend to the rear or develop the loft void, subject to the usual checks and consents.

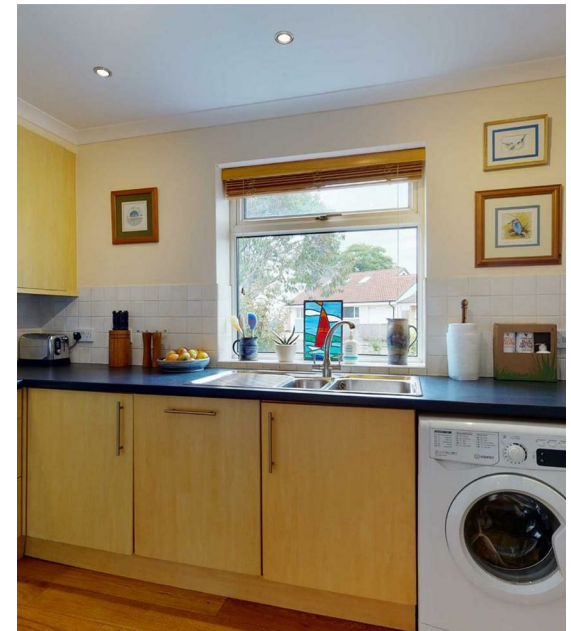
Entering the front door the first draw to the eye is the lovely parquet wood block flooring, an original feature that is often removed. The hall widens out to the extent that there is ample space for a chest in addition to coat rack etc, and to the left is a storage cupboard. First left is the kitchen. Refitted in recent years it is neutral, well presented and comprehensively equipped with a range of units running round three sides. Included within these are a fridge/freezer, stainless oven and even a dishwasher, and plumbing is fitted for a washing machine. The sink is perfectly placed for a good view across the front garden of the comings and goings in the avenue outside. Next door, the living room is not just a good size, it's also very bright and positive, with ample space for a table and chairs in addition to a good suite of sofas etc all ranged around the attractive wood burner.

Moving on to the bedrooms, both are good sizes. The larger of the two is fitted with a range of wardrobes and shelving across the whole end wall, providing excellent and efficient storage. Next door, the smaller bedroom is double aspect with the rather delightful feature of glazed sliding doors opening onto the terrace and garden beyond. Underfoot is the same modern timber floor that has been fitted in both bedrooms, kitchen and living room. Serving the pair, the bathroom is modern with a white suite, and it is tiled throughout for easy maintenance.

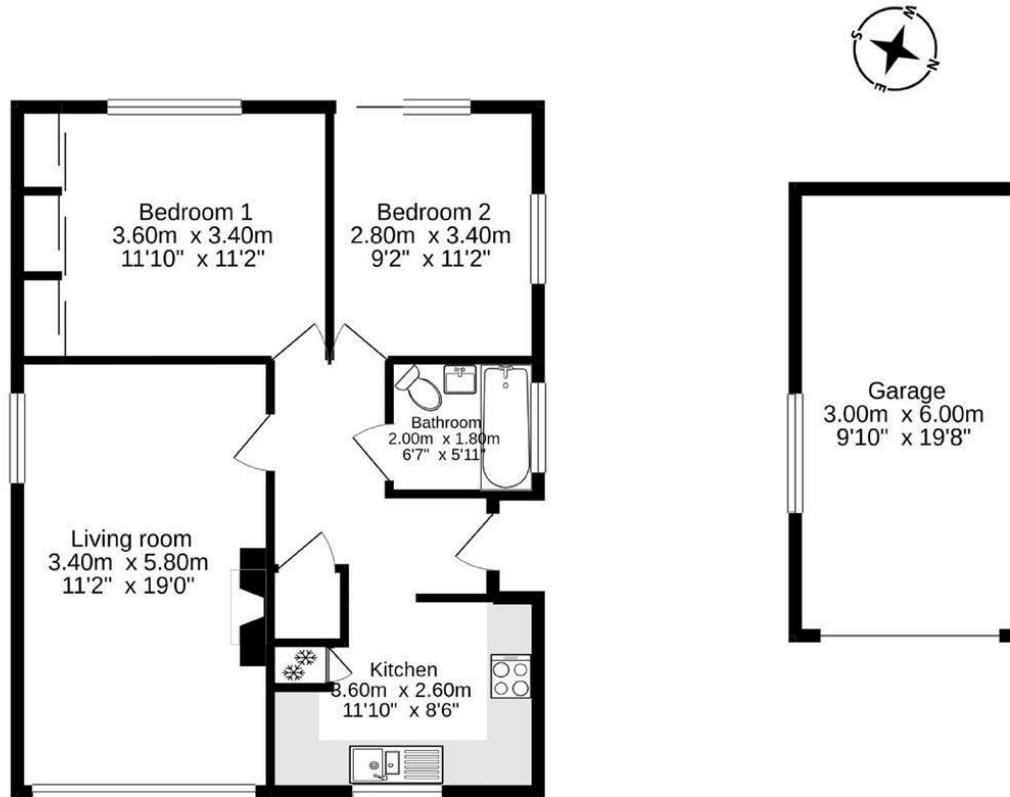
Outside, to the front the property features a lengthy, landscaped garden that contains a lovely array of flowers, shrubs and a water feature. To the right the lengthy driveway leads down under a car port to the garage, and here the space opens out on the left to the terrace behind the house. Thereafter the terrace runs the width of the rear next to the bedrooms, and beyond it a further border separates this from the lengthy expanse of lawn. This is delightful space, peaceful and at just under 100 ft a gardeners dream. There is a greenhouse as well as a shed, and the whole is enclosed with close board fencing, alongside which long borders run.

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

- Spacious, light & peaceful
- Modern bathroom
- Block paved driveway
- Two bright bedrooms
- Lengthy rear garden
- Garage and car port
- Refitted kitchen
- Large front garden







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TOTAL FLOOR AREA : 80.8 sq.m. (870 sq.ft.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(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

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