



HOLLYWOOD





## Hollyhocks Westlands Ave, Weston-on-the-Green, OX25 3RE Offers Over £475,000

**This house exudes a calm and welcoming feeling, with soft colours, good dimensions and very good light.**

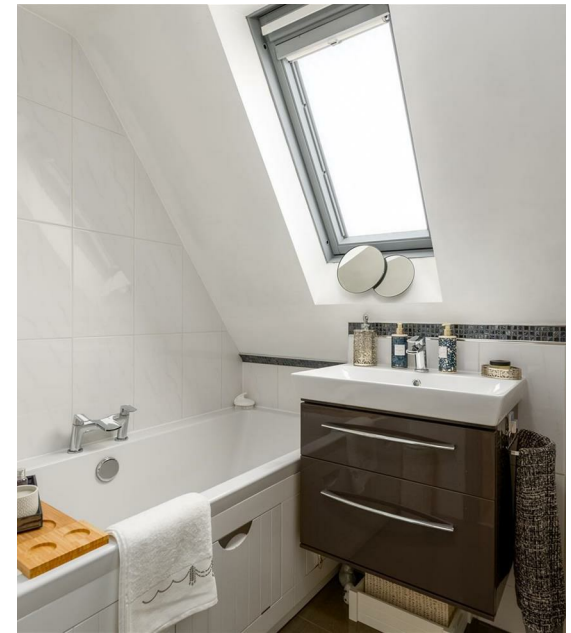
A pretty and surprisingly light detached house, sat on a quiet lane within a charming village a short distance from Oxford. Vaulted bedrooms, living room with fireplace, South-facing, plus a double garage & parking. Amenities including village hall, shop, pubs all just a few hundred metres away.

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 themed 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.

Hollyhocks is an intriguing house, and one of just three built by an architect with a flair for individual design. This has resulted in a house with really great character as well as practical space. Today it's in lovely condition throughout as a result of some very tasteful additions our client has made to it over the last few years, elevating the standard of finish and decor throughout.

The house starts with a smart and high quality timber front door that opens into a deliciously bright hall off which a cloak room and deep storage cupboard are fitted. Over to the right, the very characterful living room is almost square in proportions and double aspect, hence effortlessly light on all but the dullest of days. A pretty brick fireplace has been fitted with a modern wood burning stove, the perfect winter companion. This plus the overhead timbers give it a real charm that you wouldn't expect from a modern property.

- Really interesting design
- Quiet village lane location
- A lovely flow, light & bright
- Recent new kitchen
- Recent new bathroom
- Three welcoming, bright bedrooms
- Double garage, part used as utility
- Ample parking across front
- South-facing walled garden



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Back across the hallway, our client has recently refitted the whole kitchen, with the result being a really stylish and attractive space that's also easy to use. Classically elegant units wrap around three sides, topped off with thick timber tops and also featuring a modern double oven and hob, plus a dishwasher. And there's ample space for a US-style fridge/freezer if desired. To the other end the space is perfect for a dining table in front of sliding doors at the rear that open onto the south facing garden, taking maximum advantage of the outside space and the lovely outlook.

For those wanting either useful storage, or more accommodation, there's a double garage next to the kitchen. One half was converted for use as a temporary kitchen while our client was conducting the works. On completion, they were so impressed with the temporary arrangement this has remained as a utility room! Plumbing for a washing machine, a range of units including a sink, plus a part-wall between the two garages, ensures it's a very effective and complete utility as it stands. But it could easily be removed or more fully converted, as desired.

Upstairs, large windows bring in great light, and as with downstairs there is character here that's unusual in a house of this age. The two main bedrooms are utterly charming, both with vaulted ceilings that add a little extra individuality and character, and one is equipped with a large fitted wardrobe. The third bedroom is used much more as a mix of study and walk-through child's bedroom today, but it could just as easily be enclosed as a separate space if desired. Just as with the kitchen downstairs, the bathroom has also been immaculately refitted. The stylish side of neutral, it is a really lovely place to be, and practical too with both a vanity sink and a shower over the bath. The roof light window also ensures it's bright at all times.

At the front, the house sits back behind a peaceful lane with passing traffic limited only to the few neighbours as it's a no through road. A gravelled area runs the breadth of the whole house, providing ample and generous parking. The garage is situated on the left-hand end, and to the right a gate leads into the rear garden.

This has been purposely paved across the larger area for ease of maintenance, but could very easily be landscaped with a lawn if desired. It's a wonderful place to be, facing south and running the full width of the plot hence there is ample room for summer dining as well as more green-fingered pursuits! And surrounded by a stone wall, it is discreet and private, as well as secure for pets and children.





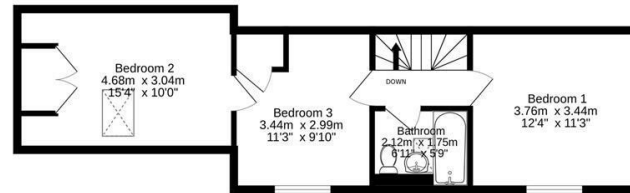
Material Information QR Code:



Ground Floor  
64.3 sq.m. (692 sq.ft.) approx.



1st Floor  
44.4 sq.m. (478 sq.ft.) approx.



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TOTAL FLOOR AREA : 108.6 sq.m. (1169 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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  
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