



An attractive period cottage arranged over three floors, with character features, three double bedrooms, a kitchen/breakfast room, a delightful cottage garden, in the popular Oxfordshire village of Weston-On-The-Green

Approached over a private driveway serving just 7 properties on this exclusive development in the heart of Weston-On-The-Green, this charming village home has two allocated parking spaces to the right-hand side.

The entrance hallway leads to the delightful dual-aspect sitting room. This fabulous room offers the flexibility to be used as a spacious entertaining room for friends and family, space to enjoy cosy winter evenings in front of the wood-burning stove, and the perfect spot for quiet reading and formal dining in the raised area to the rear, which overlooks the garden.

The kitchen/breakfast room is fitted with floor and eye-level units, and integrated appliances complemented by tiled flooring and a cosy multi burner for those mid winter evenings.

There is plenty of space for a table and chairs, making it easy for casual dining and weekend brunches.

A useful utility room can be accessed from the kitchen and leads to the courtyard garden through the original 1890 farmhouse door at the rear of the property.

A lobby to the rear of the hallway also provides access to a cloakroom and the rear garden.

The first floor has two double bedrooms with charming features, including window seats, exposed beams and original fireplaces.

There are fitted wardrobes in both of the bedrooms, and the second bedroom has an en-suite shower.

The second floor has a spacious landing, a double bedroom, and a bathroom.

Outside, the property has attractive flowerbeds to the front, and parking for two vehicles to the right-hand side.

The rear garden is low-maintenance, with areas laid to lawn, colourful shrubs, and mature trees, along with a number of spaces for outdoor dining and relaxing on long summer evenings.

Weston-on-the-Green is a civil parish and village approximately 5 miles south-west of Bicester.

The village has two public houses and a country house hotel with a restaurant. In addition to the village store/post office, there are a variety of local shops including an award-winning Cafe The Milk Shed, and The Old Flight House antique centre.

Nearby Bicester has high-street shops, restaurants, and general amenities, larger superstores include a Sainsburys, Tesco, and a Marks and Spencer Food Hall.

The popular Bicester Village designer shopping outlet, with 170 luxury boutiques, is only a 10-minute drive away.

Within easy reach of Weston-on-the-Green are three commuter railway stations; Bicester North, Bicester Village, and Oxford Parkway Station.

Bicester North, and Bicester Village offer a 45-minute commuter service to London Marylebone and you can reach Birmingham in 1 hour. Islip Station is also a short drive away, with access to London Marylebone and Paddington Station.

By road Junctions 9 and 10 of the M40 offer access to London.

The centre of Oxford is only 9 miles away. Known for its University, Oxford also offers excellent schooling. Independent schools include; The Dragon with its Preparatory School, Oxford High School, St Edwards, Christ Church Cathedral School, and Magdalen College School.

There are also excellent State primary and secondary schools in Oxford and the surrounding towns and villages.

The Oxfordshire Way passes through the village and there are many walking paths along the banks of the Oxford Canal and River Thames within a short drive.

You can also find golf clubs, a health club and spa, and the Kirtlington Park Polo Club nearby.

Oxford offers further sporting and leisure amenities, including health, racquet, tennis, and rowing clubs.

Don't miss the opportunity to make this house your home and enjoy the best of country living with modern comforts. Contact us today to arrange a viewing and experience the lovely location and versatility this family home has to offer.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Sitting Room/Dining Room,
Kitchen/Breakfast Room, Utility Room. W.C

First Floor - Two Double Bedrooms, En-Suite Shower.

Second Floor - Third Bedroom, Bathroom.

Freehold Property

Grade II Listed

Located In A Conservation Area

Stone-Built/Tiled Roof

Services:

Mains Water

Mains Drainage

Oil Fired Central Heating

Broadband - Check Speed With Ofcom

Mobile Phone Coverage - Check Coverage With Ofcom

Local Authority - Cherwell District Council

Council Tax Band - E



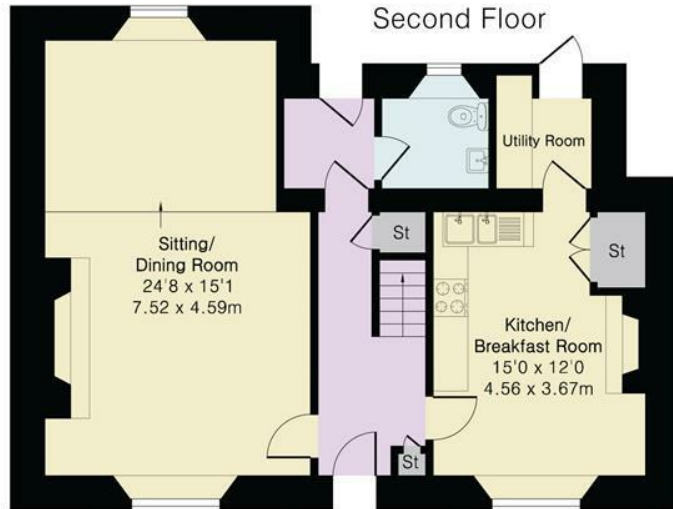
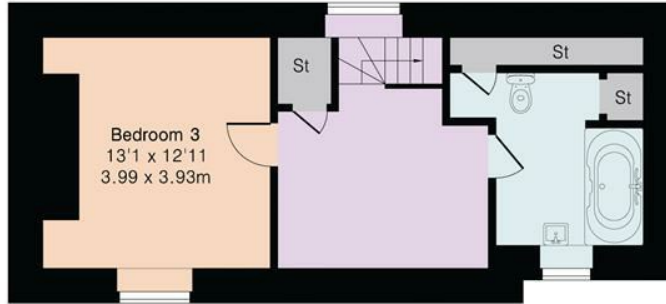


Approximate Gross Internal Area 1699 sq ft - 157 sq m

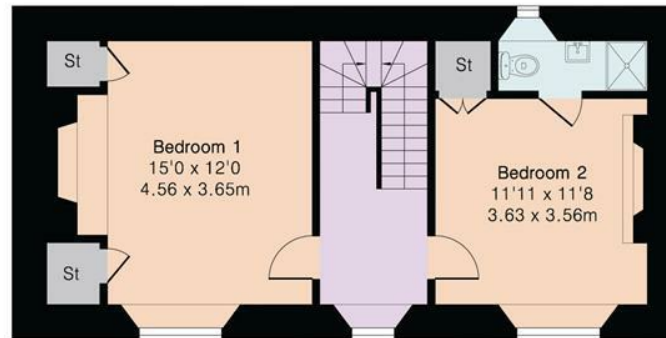
Ground Floor Area 755 sq ft – 70 sq m

First Floor Area 510 sq ft – 47 sq m

Second Floor Area 434 sq ft – 40 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



