



Shepherds Close, Weston on the Green, Oxfordshire

Carter Jonas

ERLISTOUN, SHEPHERDS CLOSE, WESTON-ON-THE-GREEN, OXFORDSHIRE. OX25 3RF

Entrance hall
Sitting room, kitchen/dining/family room
Utility room, cloakroom
4 bedrooms (1 en-suite), bathroom & shower room
Garage with studio/workshop above
Landscaped gardens & c.1 acre of meadow/grazing land

SITUATION AND LOCATION

The property is situated at the end of a quiet no-through lane in the heart of Weston-the-Green, a thriving village conveniently located between Oxford and Bicester. The village has a great community with a wide range of amenities including a country house hotel, two pubs, a village post office/stores and the renowned Milk Shed café.

The area enjoys attractive countryside while benefitting from all the amenities associated with city life. There is a park and ride and three mainline rail stations to London all within 6 miles and excellent road and rail connections to London and the Midlands (via the A34/M40) and the national motorway network.

DESCRIPTION

Situated at the end of a no-through road, this most attractive detached property with particularly light and spacious accommodation, has recently been updated to provide a stylish and beautifully presented home. The house benefits from a double detached garage with studio/office over, a gated driveway providing ample parking, and enjoys recently landscaped gardens complementing the stylish interiors and providing a most attractive setting. In addition, the property also benefits from just under an acre of meadow/grazing land to the rear of the property. The land, which has recently been acquired, has a covenant restricting any future development. Planning permission (ref: 23/00345/F) has also been granted for a single storey extension at the rear of the property.

AN IMPRESSIVE, DETACHED STONE BUILT HOUSE RECENTLY UPDATED TO PROVIDE A SUPERB FAMILY HOME SITUATED IN A NO THROUGH LANE COMPLEMENTED BY A BEAUTIFULLY LANDSCAPED GARDEN AND AN ADDITIONAL ACRE OF GRAZING LAND TO THE REAR







A newly added oak porch has added a most attractive entrance to the house and opens into a particularly light and spacious hall with a vaulted ceiling and a galleried landing. The sitting room is double aspect with a window to the front and French doors opening onto the attractive rear garden. The stone fireplace with a wood burning stove provides an attractive focal point with bespoke cabinets and bookcases built into the recesses. Providing a fabulous family gathering and entertaining space is the kitchen/dining/family room with direct access to the garden. The kitchen has a range of built in cabinets, an island unit, integrated appliances as well as an oil fired Aga. There is also a separate utility room and a ground floor cloakroom. On the first floor are four double bedrooms including the principal bedroom with an en-suite bathroom and a range of fitted wardrobes. In addition, there are two separate shower rooms.

OUTSIDE

The house is approached from the lane via a gate which leads to a gravelled driveway providing parking for several vehicles. There is a double garage with a studio/office above as well as separate boiler room. The rear landscaped garden provides a most attractive setting, mainly laid to lawn with a range of established trees, shrubs, flower beds and a large paved terrace. Part of the garden forms an orchard with a variety of fruit trees.

ADDITIONAL INFORMATION

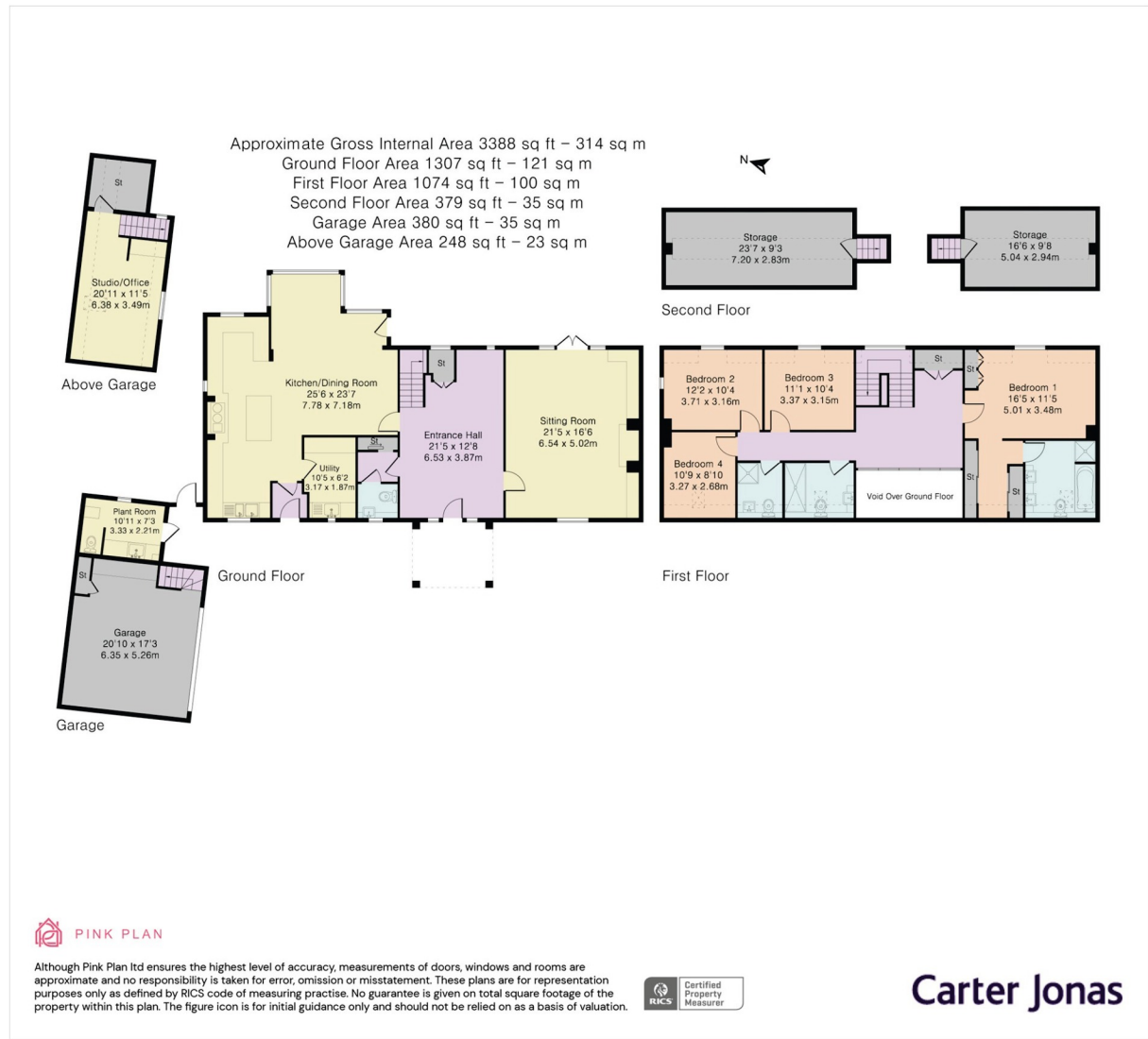
Tenure Freehold

Viewing Strictly by appointment through the joint selling agents Carter Jonas - T: 01865 511444



Directions to OX25 3RF Services: Mains electricity, water and drainage. Oil fired central heating. Local Authority: Cherwell District Council Council Tax: Band G Broadband - according to Ofcom, ultrafast broadband is available. Mobile - According to Ofcom, there is likely to be outdoor coverage across all networks, and indoor coverage from two providers.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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