



# Impressive stone house in prime village setting

**Westfield Court House, North Lane, Weston-on-the-Green, Oxfordshire, OX25 3RG**

Freehold





Porch • reception hall • drawing room • kitchen/breakfast room • garden room • utility room • cloakroom • 5 bedrooms (1 with en suite shower room) • 2 shower rooms • garage • workshop • greenhouse • mature gardens • in all about 0.45 acres

### Distances

Oxford 9 miles, Woodstock 8 miles, M40 (junction 9) 2 miles, Bicester North railway station and Oxford Parkway 5 miles (London Marylebone from 50 minutes)

### Local Information

Weston on the Green is a typical English village with a blend of period and modern houses. The village amenities include a general store/post office, 2 public houses and the Weston Manor hotel.

Situated some 9 miles north west of Oxford, it is extremely well placed for communications, being a short drive from junction 9 of the M40 and with an excellent mainline railway services to London Marylebone in under an hour from Oxford Parkway and Bicester.

Primary schools can be found at nearby Bletchingdon, Islip and Kirtlington and there are some excellent private schools in the area.

### About this property

Westfield Court House was built by the current owners in 2000. It was carefully planned to provide flexible accommodation including two ground floor double bedrooms with adjoining shower room that could be used as a spacious principal bedroom suite.

The porch opens on to a wide reception hall with double doors onto the drawing room which is an impressive and spacious double aspect room with fireplace with wooden mantel and surround. There are fitted cupboards with shelves over wooden flooring and French doors to the garden. The kitchen is in a farmhouse style with an Alpha range cooker, wooden cupboards and fitted oven and dishwasher. Off the kitchen is the utility room with a larder and backdoor. To the rear is a garden room with deep windows and French doors to the garden which is ideal for formal or casual entertaining.

On the first floor are a further three bedrooms and a shower room. One bedroom has an en suite shower room and a small kitchenette with door to an outside staircase giving scope for independent occupation.

Outside, the property is approached via an electric gate which opens onto a spacious gravelled parking and turning area. To the side is a double carport with workshop attached. The mature south facing rear garden is generously proportioned with a variety of spring bulbs, herbaceous borders, specimen trees and caged soft fruit and vegetable gardens. There is a terrace with electric retractable awning over further garden shed and green house.







### Services

Mains water, electricity and drainage are connected.  
Oil-fired central heating.  
Hya-Rain rainwater storage system for garden irrigation.  
Solar panels fitted.

### Local Authority

Cherwell District Council.  
Council Tax Band G

Brochure prepared and photographs taken March 2022.

### Fixtures and Fittings

The items included in these sales particulars are included in the freehold sale and includes fitted carpets and curtains.  
Other items, including the dresser in the kitchen, garden ornaments and furnishings are expressly excluded.

### Tenure

Freehold with vacant possession on completion.

### Directions

From Oxford take the A34 north bound and take the exit to Weston-on-the-Green. Pass the Weston Manor Hotel and then take the second turning on the left after the Ben Jonson pub in to North Lane. Westfield Court House will be seen on the left after a short distance.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.



**Westfield Court House, North Lane, Weston-on-the-Green, Oxfordshire, OX29 3RG**

**Approximate Area** 296.5 sq m / 3191 sq ft

**Outbuilding** 27.2 sq m / 293 sq ft (Excluding Carport)

**Total** 323.7 sq m / 3484 sq ft

**Including Limited Use Area** (9.9 sq m / 106 sq ft)



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**Huw Warren**

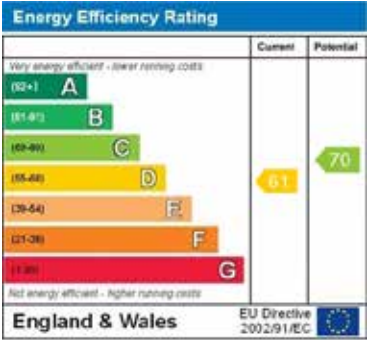
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