



**Shepherds Close**

Weston-on-the-Green, Oxfordshire

**Carter Jonas**

## **SHEPHERDS BARN, WESTON-ON-THE-GREEN, OX25 3RF**

Entrance hall with Cloakroom  
Open plan reception room, Study  
4 bedrooms (1 en-suite)  
Double garage & parking

### **DESCRIPTION**

Situated at the end of a no-through lane and enjoying an outlook over the adjoining fields, this stone built converted barn offers a lovely home, beautifully presented throughout with spacious accommodation arranged over two floors. Providing a most attractive setting, the property enjoys a mature and well-established garden.

The property is approached via a gate opening to the pretty front garden with a path leading to the front door. The welcoming reception hall with cloakroom and study off, leads through to the impressive and particularly light open plan reception room. Made up of three separate areas with solid oak flooring and a central stone fireplace with woodburning stove, the room opens to the garden and provides a sociable space for everyday living and entertaining. Leading off the reception room is the welcoming kitchen/breakfast room with a range of custom-made fitted units with granite worktops and integrated appliances including a range style cooker. Adjoining the kitchen is the useful utility/boot room with direct access to the garden. At first floor level the principal bedroom with en-suite shower room and Juliet balcony, is at the back of the house and takes full advantage of the view over the fields. Three further double bedrooms and the family bathroom are arranged off the spacious galleried landing. Both the bathroom and shower room have been recently refurbished to a very high standard and the windows have been updated throughout.

### **OUTSIDE**

The property is set at the end of the lane and has parking in front of the double garage, which has potential to create a room above. The beautifully kept garden provides

## **A BEAUTIFULLY PRESENTED BARN CONVERSION SITUATED AT THE END OF A NO THROUGH LANE OVERLOOKING OPEN FIELDS AND CLOSE TO LOCAL AMENITIES**



a lovely entrance to the house with a central area of lawn with mature shrubs, flower beds and an area of decking for alfresco dining.

#### 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.

## ADDITIONAL INFORMATION

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

**Directions:** OX25 3RF

Services: Mains electricity, water and drainage. Oil fired central heating.

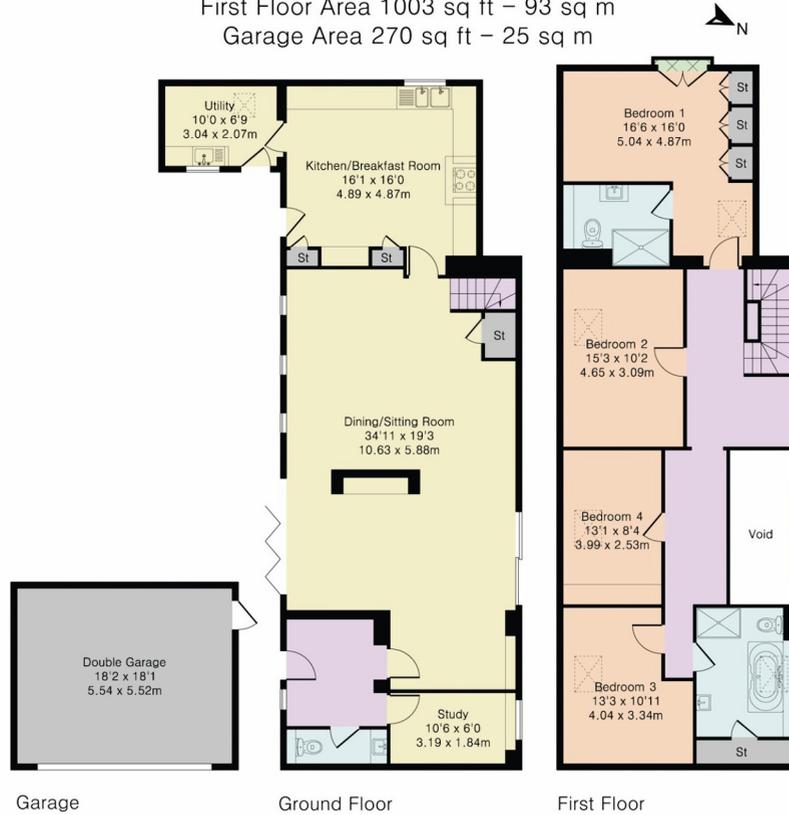
Tenure: Freehold

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 one provider.



Approximate Gross Internal Area 2397 sq ft – 222 sq m  
 Ground Floor Area 1124 sq ft – 104 sq m  
 First Floor Area 1003 sq ft – 93 sq m  
 Garage Area 270 sq ft – 25 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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