





## Hebe Cottage North Lane, Weston On The Green, OX25 3RG Offers Over £650,000

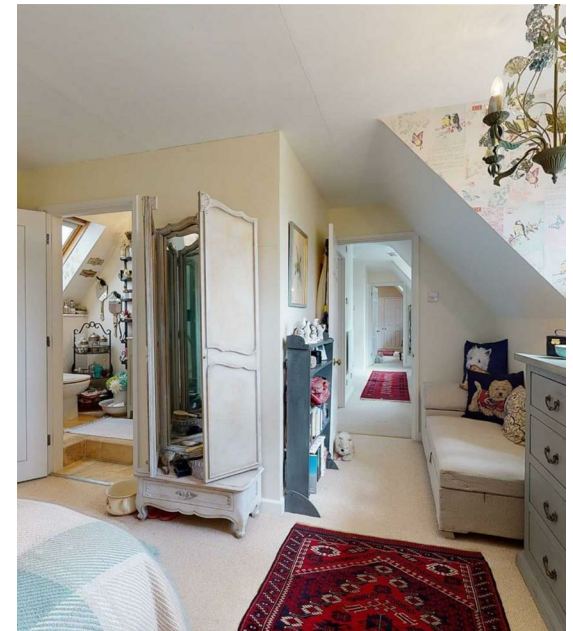
**Large, light, relaxed and very inviting, a splendid and roomy converted barn at the end of a charming village lane. Move in, open a bottle, relax!**

A large, extended converted former barn offering generous living space of approx 1,800 sq ft. 3 spacious bedrooms, en-suite, 18 ft kitchen/diner, lovely living room, lantern-roof orangery. Arguably the best location in the village, south-facing garden and fields beyond.

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 theme 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.

Hebe Cottage is a very interesting and intriguing property. Originally an agricultural barn, it is one of the oldest properties in the village. Sitting near the very bottom of a no-through lane, there's no passing traffic. Unlike many cottages, every living space is surprisingly large, eg a 19 ft living room and an 18 ft kitchen for starters, in addition to a 22 ft orangery! In this respect this cottage offers more space than most. From the first step across the threshold it's clear there has been a careful approach to the upgrading and expansion, to ensure it provides you with every luxury in a calm fashion. Ultimately what it all adds up to is a stylish home that is also deliciously comfortable and well located.

- Interesting, stylish & light
- Lovely living room with fireplace
- Bathroom, en-suite & cloak room
- 3 characterful bedrooms
- Orangery extension to rear
- Secluded, private garden
- Vast kitchen/ dining room
- Further study/ reception room



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Entering the main door, it is instantly apparent that you're visiting something rather fine. The creation of the orangery has been a game changer. There are two parts to this extension, the smaller room is a delightful study or fourth bedroom, with its own lantern roof and a glazed door opening into the garden. The larger part is elegant and unusually spacious, being connected to the living room, with its wood burning stove the central focus nestling in a stone fireplace. It's stylish and very calm, and occupying a total of around 600 sq feet it's almost unheard of to find such a space in a period cottage. Our client's taste is more turn-of-the-century Paris than 2020 English village! Hence there are some stylish but large pieces of furniture here currently, and they are hosted with more than ample room to spare. Through the door on the right the inner hall is elegant with a central staircase which is flanked on one side by a large cupboard, and on the other there is a cloak room. Beyond, the kitchen follows the same theme. Lovely units with light worktops are timeless in design with cupboards running down two sides. In addition there is a central island with a contrasting timber top. The stone floor underfoot is also light and delightfully patinated, adding to the feeling of character. Quite aside from the generous kitchen units, the dining area is such that a large table and chairs are hosted with ease, leaving more than ample room for a sofa, dresser and the like. And to the rear the window seat provides the perfect spot from which to watch birds in the garden.

Upstairs, the feeling of space only increases. The landing is broad enough to host chairs, blanket chests etc, and feels even more spacious as the large window to the rear looks out onto the ridge and furrow field behind - a view shared by the two larger bedrooms. There are three storage cupboards accessed off the landing so storage is generously catered for. To either end there is an ample double bedroom, both of which are fitted with an array of cupboards/ wardrobes, with the bedroom to the right also including a very stylish en-suite. Bedroom three at first glance is much smaller, but this is merely by comparison as in fact it is also a good double room. Serving all three, the bathroom continues the high quality theme with its stylish surface-mounted ceramic sink over a timber top that stretches across the left wall above a generous vanity unit, and underfoot the floor is heated. Mirrors to both sides, including a very attractive inset item above the bath, flanked by glass mosaic tiles, enhance the natural light as well as the feeling of space.

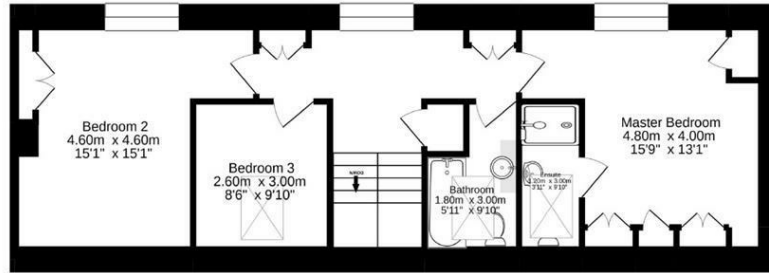
Outside, the space is more than expected. The entrance to the garden from the lane is through iron gates with an entrance buzzer system including intercom, allowing off-street parking if desired. Once inside, the aura is very special. Gravelled areas to the right keep maintenance needs low, and here there is a large shed/ summer house as well as a further shed/ store. Behind the house the terrace to the left provides the most wonderful secluded sun trap, with an area of lawn to the right. The whole is enclosed by fencing hence secure for animals, and there are several trees and shrubs ranged round the edges. It's a very peaceful place to be, quiet and very relaxing.



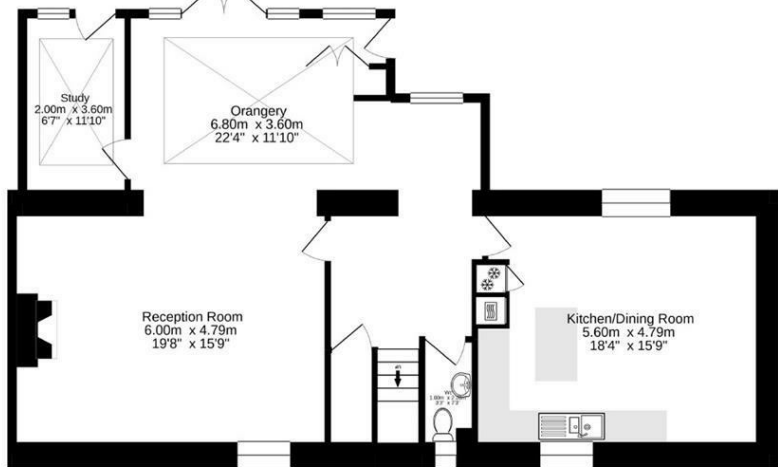




**1st Floor**  
66.0 sq.m. (711 sq.ft.) approx.



**Ground Floor**  
96.8 sq.m. (1042 sq.ft.) approx.



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**TOTAL FLOOR AREA : 162.8 sq.m. (1753 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 to guarantee as to their operability or efficiency can be given.  
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Material Information QR Code:



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</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**

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

to discuss this property or to arrange a viewing please call, or drop us a line  
[interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

**01869 343600**

<https://www.cridlands.co.uk>