



Cruck Cottage

Weston-on-the-Green



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Weston-on-the-Green, Oxfordshire

Kirtlington 6 miles, Oxford Parkway 7 miles (London Paddington 55 minutes), Bicester North Station 6.2 miles
(London Marylebone 53 minutes) Bicester Village North Station 5.8 miles (London Marylebone 45 minutes)
Bicester Village Shopping Centre 5.1 miles, Central London 63 miles
(All distances and times are approximate)

A charming grade II listed home set in just
under 1.5 acres with an array of outbuildings.

Two hallways | Kitchen | Utility | Sitting room | Drawing room | Three bedrooms
Two bathrooms and WC

Detached games room/ Potential annex | Triple car port | Outbuildings
Pond | Orchard | Gardens | Grounds

In 1.42 acres with two orchards and extensive lawns



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Cruck Cottage

Cruck cottage is a charming Grade II listed home with a wealth of character and period features including exposed stone walls, brick fireplaces and ceiling timbers. The property is believed to date back to the 16th century and has accommodation spread across two floors. Downstairs there is a sizeable hallway, Kitchen, Sitting room, Drawing room, Utility and WC. Upstairs there are three good-sized bedrooms and two bathrooms, all measuring approximately 2,200 square feet of accommodation. Cruck Cottage presents several unique development opportunities; It would be possible to turn the accommodation back into the original two cottages it once was and the games room also has planning potential. There is a wooded turning circle in front of the cottage and the sizable triple car port has a large games room attached with a WC. There are three further useful outbuildings.

The property is accessed down a gravel driveway with turning circle. To the front of the sizeable garden there is a natural feed pond surrounded by garden mostly laid to lawn with a weeping willow.

Cruck Cottage is a home filled with charming features on a spacious and attractive plot with planning potential.





Situation

Weston-on-the-Green is 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 a farm-based ice cream shop/ café.

The area enjoys breath-taking 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.

As you would expect the educational institutions are second to none and include Oxford's highly regarded independent and day schools, The Dragon, Oxford High, Magdalen College School are all within a short drive or bus journey.

World renowned shopping facilities at Bicester Village and Westgate Shopping Centre in Oxford plus gym facilities including spa, indoor tennis courts at Bicester Golf and Country Club.

Services

Mains electricity and water, private drainage. Oil fired and central heating to radiators.

Fixtures and Fittings

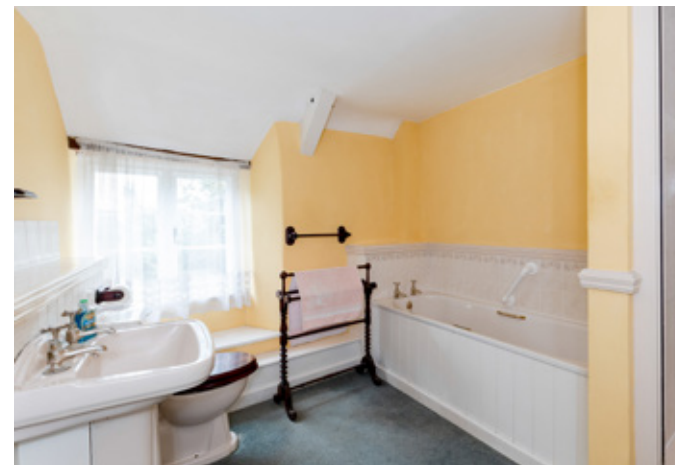
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority

Cherwell District Council – 01869 320132.

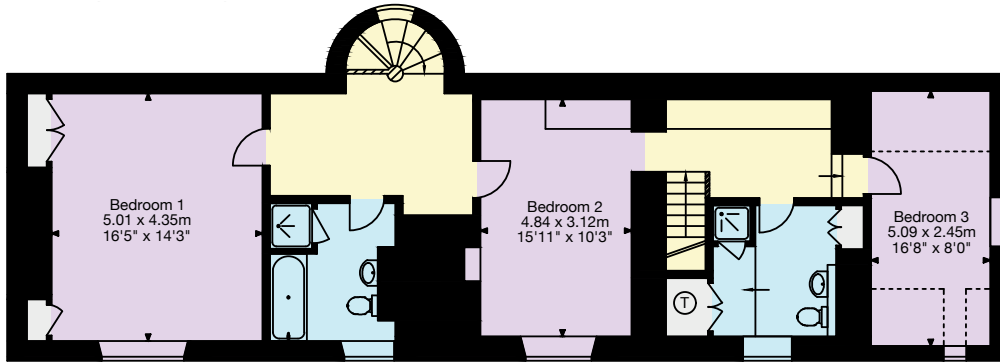
Viewings

Strictly by appointment through Knight Frank
01865 790 077.

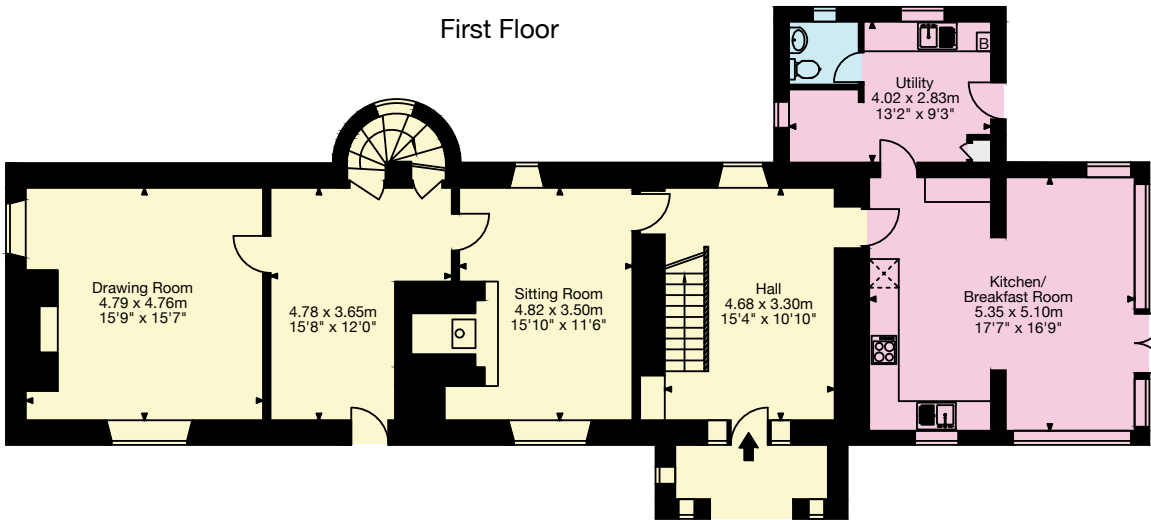


Approximate Gross Internal Floor Area
 Main House = 224 sq m / 2,408 sq ft
 Outbuildings = 53 sq m / 570 sq ft
 Total = 277 sq m / 2,978 sq ft

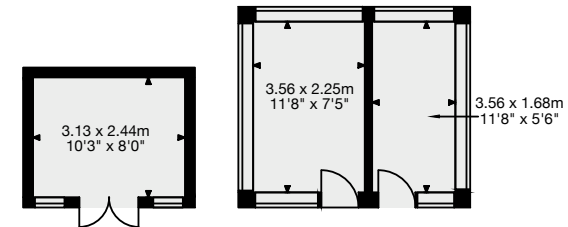
- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



First Floor

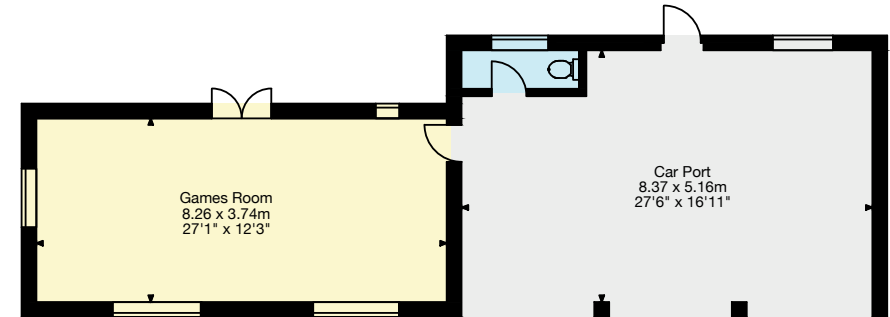


Ground Floor



Outbuilding

Outbuilding



Outbuilding

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