



Chance to put personal stamp on village home

By **GILL OLIVER**

propertyedit@nqo.com

A HOUSEHUNTER wanting to put their own stamp on a property may be interested in The Cedars at Weston-on-the-Green, near Bicester.

The timber-built house, which was constructed in 1973, is in need of updating and redecorating, say agents.

Rachael Hodnett, of Kemp & Kemp, said: "So many people ask us for property that needs updating so that they can put their stamp on it and this house is perfect for them.

"It is set down a very quiet lane in the centre of the village by the church and village hall so there is no passing traffic and it is easy to walk the horses to and from the grazing or ride across beautiful countryside right from the front door."

Owners Janice and Robin Stafford Allen, who have lived there since 1985, recently installed a new boiler and there are solar panels on the roof for heating water plus double glazing.

The property package also includes two stables, a tack room, double garage, workshop, stable yard and south-facing gardens.

Ms Hodnett added: "The current owners have found it very easy to work with landowners in the village for grazing – in fact, they have not paid any livery costs in all their 26 years of living in the property.

"Anyone looking for a village property to do-up and who also wants stables is unlikely to find anything as good as this."

The house has a reception room with an open fireplace, double doors to the dining room and French doors to the terrace plus a kitchen/breakfast room with a pantry.

Three bedrooms are on the ground floor and the other two plus a bathroom and shower room are upstairs.

Mr Stafford Allen said: "We have been exceptionally happy here and it has been a wonderful family home.

"We converted the roof to make two more bedrooms and a bathroom but since the children have fled the nest it is just too big for us.

"We like the house's quirkiness and it has been very warm and easy to run.

"Being right in the heart of the village, the shop, play area, school and church are just a stone's throw away and there is good pasture for the horses all around us, along with two very active pony clubs in the area."

The Cedars is on the market for a guide price of £475,000.

For more information, or to arrange a viewing, contact Kemp & Kemp on 01865 510000 or visit kempandkemp.co.uk