

WATERSIDE



Mill Street, Islip
Kidlington, Oxfordshire, OX5

HAMPTONS
INTERNATIONAL

Beyond your expectations

A charming refurbished mid terrace stone cottage

Hamptons International

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www.hamptons.co.uk

Sitting Room | Dining Room | Kitchen | 2 Bedrooms | Family Bathroom | Patio | Garden | Garage | Views

Offers in excess of £400,000 Freehold

Description

A charming mid terrace stone cottage that has been sympathetically refurbished and modernised by the present owners whilst retaining many character features. The main reception room has a working open fireplace, sash window with window seat, period painted book shelf and exposed ceiling beam. Double doors to the dining room which faces the garden and a further door leading out in the garden. There is a small utility space separate from the kitchen with plumbing for a washer/dryer. The kitchen has been fitted with a range of country style wall and base units and contrasting work surfaces and tiled splash backs, integrated electric oven, period larder cupboard with shelving, further storage cupboard space for a dishwasher. There is a side door to a passage way with access to the rear garden.

On the first floor there is useful storage on the landing, two double bedrooms with built in storage and a family bathroom with three piece bathroom suite, partially tiled with shower over the bath, glass shower screen, chrome towel rail and modern vanity unit. Again character features include sash windows to the front.

Outside

A charming period cottage centrally located in the village that looks out towards the church at the front. To the rear of the property is a long attractive garden which mainly laid to lawn facing south, running down to the banks of the River Ray where the property enjoys a fabulous river frontage with views up and down the

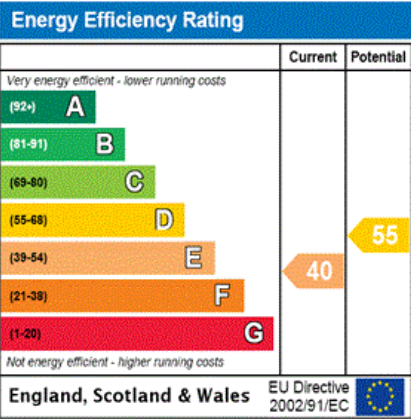
river. The property benefits from having a single garage located in the middle of a block of three located on the other side of the road from the property.

Location

This picturesque village renowned as the birthplace of Edward The Confessor, benefits from a significant number of attractive period properties, a well regarded village school, church, community shop with Post Office facilities and two public houses. Running through the village is the River Ray and surrounding the village is lovely countryside with an extensive network of footpaths and bridleways. The village benefits from its own rail link to London Marylebone, to the renowned Bicester Village Shopping centre and to Oxford. The M40 can be accessed at J8 and J9 and the A34 is approximately 1.5 miles distant. Heathrow Airport is accessible within approximately one hour by car. For a comprehensive selection of shopping, leisure and educational facilities the historic City of Oxford is approximately 4 miles distant.

Additional Information

There is a right of access through the passageway connecting to the neighbouring property. There was planning consent for a two storey extension to the rear of the property which lapsed in 2016.

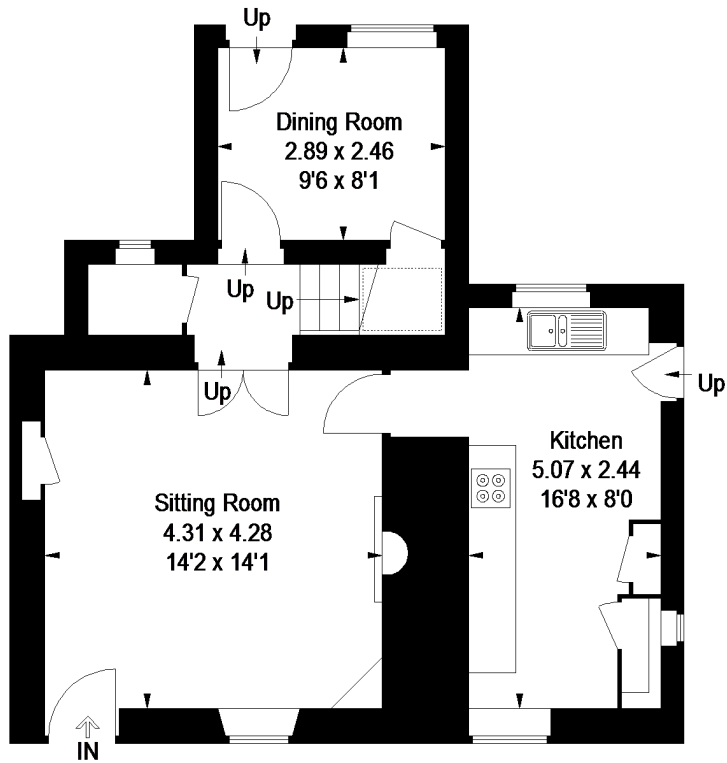


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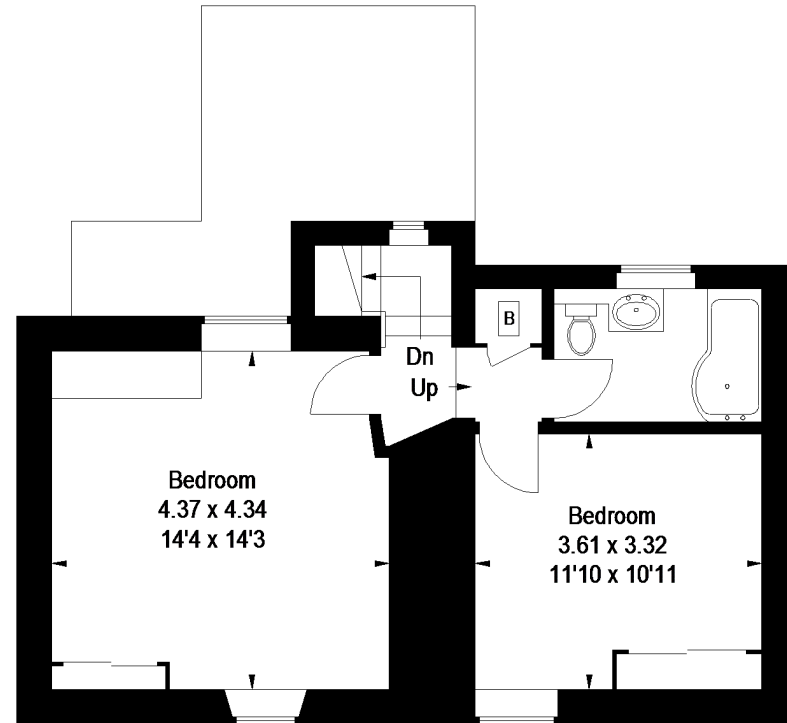
Approximate Gross Internal Area
94 sq m / 1012 sq ft



 = Reduced headroom below 1.5 m / 5'0



Ground Floor



First Floor

FLOORPLANZ © 2013 0845 6344080 Ref 121022

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

