



Mendota House Lower Street, Islip, OX5 2SB  
£899,500 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An individual detached family home in an elevated position located in this highly sought-after village, offering flexible accommodation and great potential to re-design. This fabulous family home enjoys landscaped grounds of approximately a 1/3 acre with large Victorian greenhouse and views towards the River Ray. The property benefits from vaulted rooms, parquet floorings and a minstels gallery. The accommodation comprises: spacious entrance hall, ground floor bathroom, 2 large reception rooms, study, large ground floor bedroom which can easily be split into 2 bedrooms, kitchen/breakfast room. Upstairs there are 2 good sized bedrooms, shower room and balcony. On the lower ground floor there are a number of rooms and a large garage with great potential to re-design. The landscaped gardens over many years enjoys a Victorian style greenhouse, ornamental pond and a large expanse of lawn areas. The house is complimented by electric solar panels, gas heating to radiators and double glazing. An internal inspection is fully recommended to fully appreciate the space and potential.

Additional information to note:

- All mains services are connected.
- Property is located in a conservation area.
- OFCOM checker indicates standard to ultrafast Broadband is available.
- OFCOM checker confirms variable outdoor mobile reception with EE and O2 with good outdoor mobile reception with Three and Vodafone.
- Restrictive covenants: Ask agent for further details.

EPC Rating: D

Council Tax Band: G



## Key Features

- Individual Detached
- Elevated Position
- Sought After Village
- 4 Bedrooms
- 2 Bathrooms
- Extensive Basement
- 1/3 Acre Plot
- Requiring Improvements
- No Chain
- Viewing Recommended

## The Location

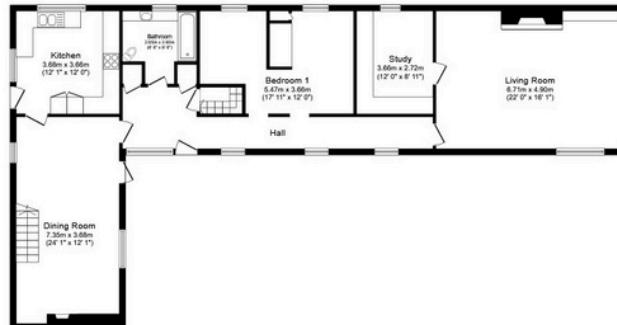
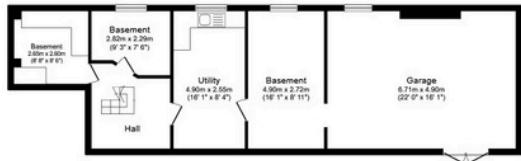
Islip is a sought after village located only c.5 miles North of Oxford with the benefit of a railway station in the village and the new Oxford Parkway railway station now open in Kidlington further benefiting travel to London Marylebone in approximately 55 minutes. The village is ideally located giving easy access to the M40 (junction 9 c.3 miles). There is also a village school, a church, village hall with a general store, pub and a health centre.



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Total floor area: 263.5 sq.m. (2,837 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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