



North Street, Islip, OX5 2SQ

Offers In Excess Of £500,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A 3 bedroom family home recently updated by the present owner and situated in this highly desirable North Oxfordshire village with countryside views from the master bedroom, en-suite shower room, family bathroom, gas central heating, garage and enclosed garden.

Material information to note:-

- Mains gas, electricity, water and drainage.
- According to OFCOM Standard and Superfast broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk))
- According to OFCOM you are likely to have good mobile voice and data coverage indoors and outdoors, apart from Three indoors ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)).
- The upkeep of the shared access to the garage is to be shared between 3 properties that use the access.

Council Tax Band: D

EPC Rating: D



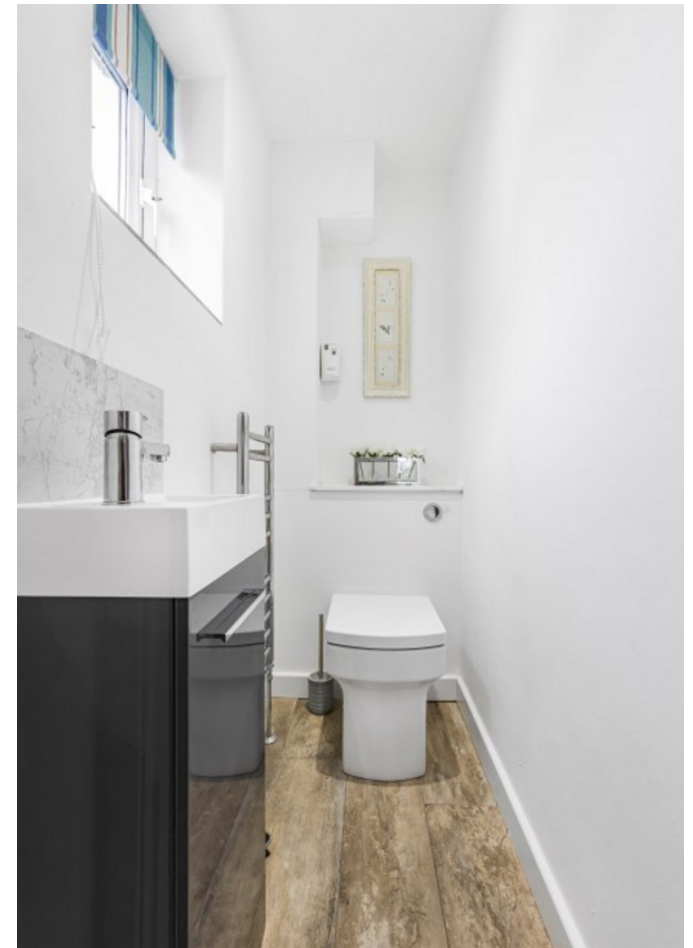


## Key Features

- 3 Bedrooms
- Semi-Detached House
- Sitting Room/Dining Room
- Refitted Kitchen
- Refitted Bathroom & En-Suite
- Gas Central Heating & Double Glazing
- Garage
- Sought-After Village
- Enclosed Patio Garden
- Countryside Walks

## 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, two pubs (which both serve food) and a health centre.

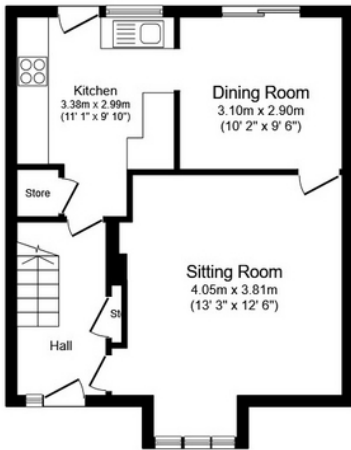




Thomas Merrifield and their clients give notice that:

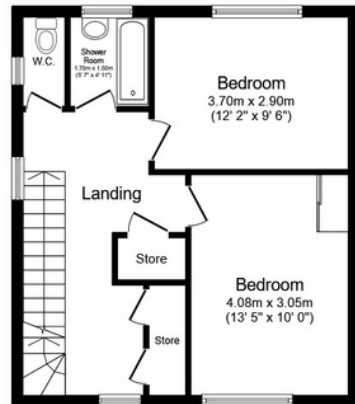
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.



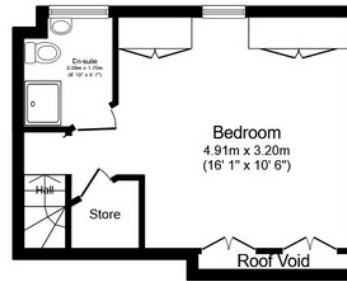
### Ground Floor

Floor area 45.9 m<sup>2</sup> (494 sq.ft.)



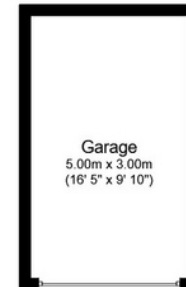
### First Floor

Floor area 44.6 m<sup>2</sup> (480 sq.ft.)



### Second Floor

Floor area 27.4 m<sup>2</sup> (295 sq.ft.)



### Garage

Floor area 15.0 m<sup>2</sup> (161 sq.ft.)

**TOTAL: 132.9 m<sup>2</sup> (1,431 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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