



GRANT FRASER
TOWN & COUNTRY



42 Kidlington Road, Islip, Kidlington, Oxfordshire, OX5 2ST
Guide price £565,000



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Located in the rural village of Islip, Oxfordshire, this semi-detached house offers a blend of modern living and rural tranquillity. Built in 1940 and comprehensively renovated whilst offering ample further scope to extend to the side, rear and into the loft, the property enjoys rural views to its front and rear.

Upon entering, you are welcomed into a bright and airy living room, complete with a traditional chimney, perfect for cosy evenings. The heart of the home is the modern kitchen diner, designed for both functionality and style, making it an ideal space for entertaining guests or enjoying family meals. Adjacent to the kitchen, a conservatory invites natural light and offers a serene spot to relax while overlooking the garden. The property offers three well-proportioned bedrooms, all with thoughtful built in storage. The modern bathroom has a shower over the bath.

Islip is a vibrant village that offers a primary school, a local shop, a community hall, and a church, fostering a strong sense of community. For those who commute, the village railway station provides easy access to Oxford and London, making it an excellent choice for professionals seeking a peaceful retreat away from the hustle and bustle of city life.

Surrounded by the rolling Oxfordshire countryside, this home is perfect for nature lovers and those who appreciate scenic walks. Additionally, the renowned Bicester Village designer outlet shopping centre is just a short drive away, offering a variety of shopping and dining options.

Description

Comprising entrance hallway, living room, kitchen diner, conservatory, rear lobby, utility, cloakroom, three bedrooms and bathroom. The entrance hallway has two full height windows to either side of the front door offering a generous amount of natural daylight into the hallway aided by the fully glazed doors into the kitchen and living room onto the hallway. The living room has a bay window with views over the front garden, handy built in storage cupboards and bookshelves provide useful storage space, there is a chimney offering the potential for an open fire or log burner (subject to checks), double pocket doors lead into the kitchen diner. The kitchen has been refitted and the room has a generous space for a dining table. French doors lead out to the conservatory which overlooks and has access to the rear garden. A rear lobby has exterior doors to the driveway and rear garden, there is a handy cloakroom and refitted utility off this space. On the first floor there are three bedrooms all with built in storage and enjoyable rural views to the front and rear. The refitted bathroom has a shower over the bath and towel radiator.

Outside there are generous front and rear gardens. A long driveway leads to the front of the property where a vehicle charger has been installed. Both front and rear gardens are mature and well stocked, mainly laid to lawn with a patio to the rear, a footpath leads to a covered entertaining/open store. A gate leads to a rear patio courtyard in front of two large timber and brick outbuildings providing the opportunity for storage or expanding into a home office or similar subject to planning. These buildings back onto open countryside, making for impressive views if they were to be opened up or removed and replaced with post and rail fencing for the views to be enjoyed from the house.

Services: We understand mains water, electricity, gas and sewage are connected to the property.

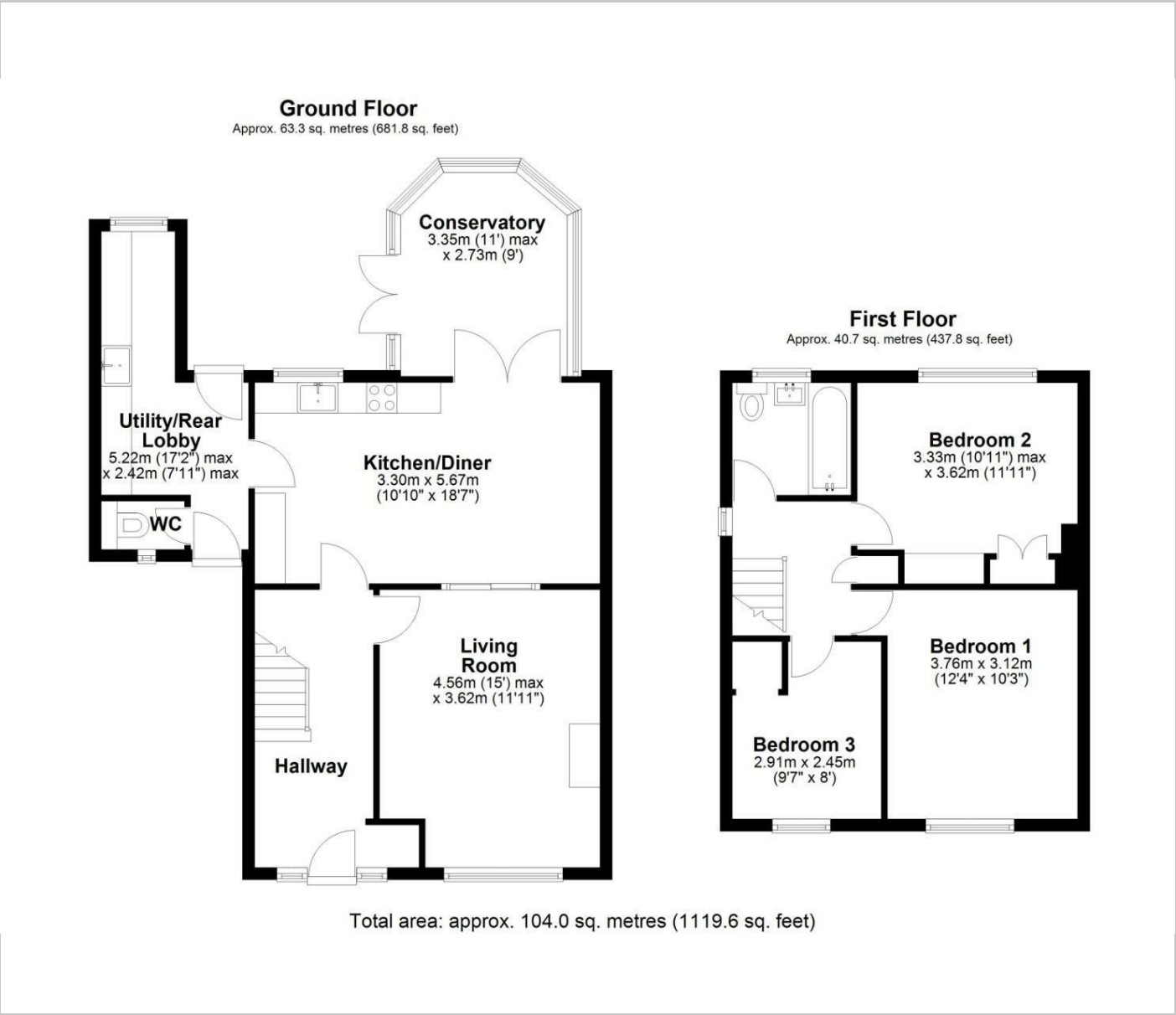


Situation

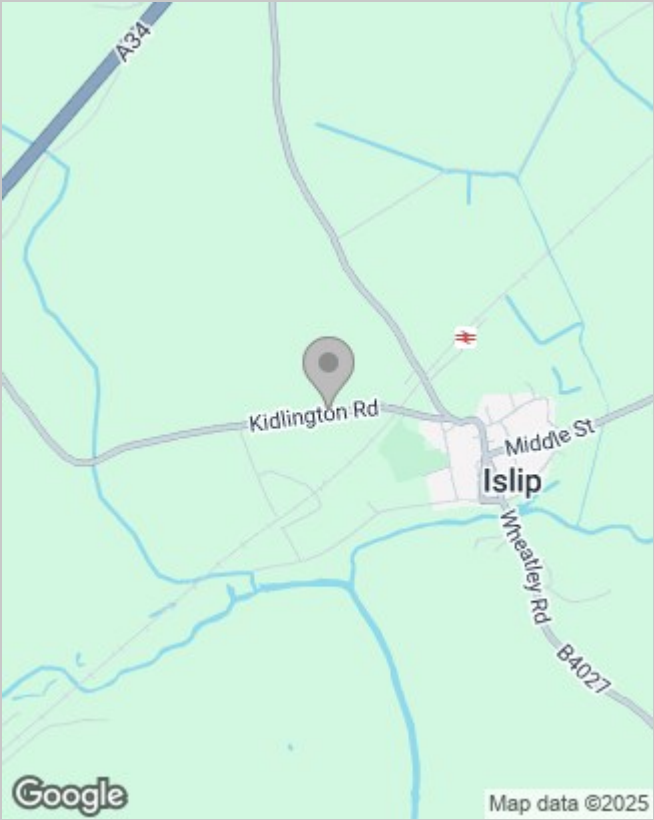
Islip is a village and civil parish on the River Ray in Oxfordshire. It is about 2 miles east of Kidlington and about 5 miles north of Oxford. Islip has a wide array of amenities and transport links. There is a public house, The Swan, serving food and drink. There is a village school offering reception and primary age education, a community shop, village hall, church, surgery, cricket club and allotments. The village has a main line railway station, with trains to and from Oxford Parkway and London. The A40 (heading into The Cotswolds and London) and the M40 motorway (heading to the north and London) are both around 5 miles away. Surrounded by the rolling Oxfordshire countryside there is an abundance of walks and rides to be enjoyed. For shoppers and Bicester Village designer outlet shopping centre offers an array of luxury shops and eateries in one out of town location. Oxford is about 5 miles away for city culture, further shops and amenities.



Floor Plans



Area Map



Energy Performance Graph

