

Ray Cottage

Islip, Kidlington, Oxfordshire





A mesmerising and stylish restoration of a period house, by the renowned Riach Architect.

Islip mainline station 0.6 miles (trains to London Marylebone from one hour and 14 minutes), Kidlington 2.3 miles, M40 (J9) 5.4 miles
Bicester and Bicester Village 7.5 miles, Oxford city centre 13 miles, Soho Farmhouse 16 miles, Estelle Manor 12 miles, London 57 miles
(All distances are approximate)


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Summary of accommodation

Main House

Ground floor: Reception hall | Kitchen/Dining room | Sitting room | Office | Play room | Bedroom 5 | Utility | WC
First floor: Principal bedroom | Three further bedrooms | Family bathroom

Annex
Kitchen/dining/living room | Shower room | Double bedroom

Garden and Grounds
Garage | Lawned gardens | Terrace | Kitchen garden | River Access | Sauna | Multifuel hot tub

Situation

Times and distances are approximate.

Lying in a conservation area renowned for its outstanding natural beauty, the ancient village of Islip is situated on the River Ray, a tributary of the River Cherwell, about seven miles north of Oxford.

The village has a well-regarded primary school, a Norman church, two public houses, a health centre, a thriving community shop and a popular playground.

For sporting enthusiasts, village clubs include cricket and football teams, and for those wishing to enjoy the immediate surroundings, there are lovely walks along the nearby footpaths and bridleways.

There is good access to the M40 junction 9 in about 4 miles.

Locally there are excellent preparatory and senior independent schools, including Magdalen College School, Oxford High School, St Edwards, Summer Fields, and The Dragon School.

There is a central line train station within the village with direct access to London Marylebone or Paddington from 52 mins.



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The brief was to transform a traditional home, taking into account the carbon footprint, without compromising on the individual character of the building. This has resulted in light, vaulted spaces which lead seamlessly out on to the gardens that lead down through the wildflower meadow to the riverside terrace. The house itself offers light contemporary rooms with all the latest technology. In addition to the house, there is a one bedroom guest annex, which is finished to the same superb standard. The property is an inspiration to anyone looking to find a unique, characterful home.

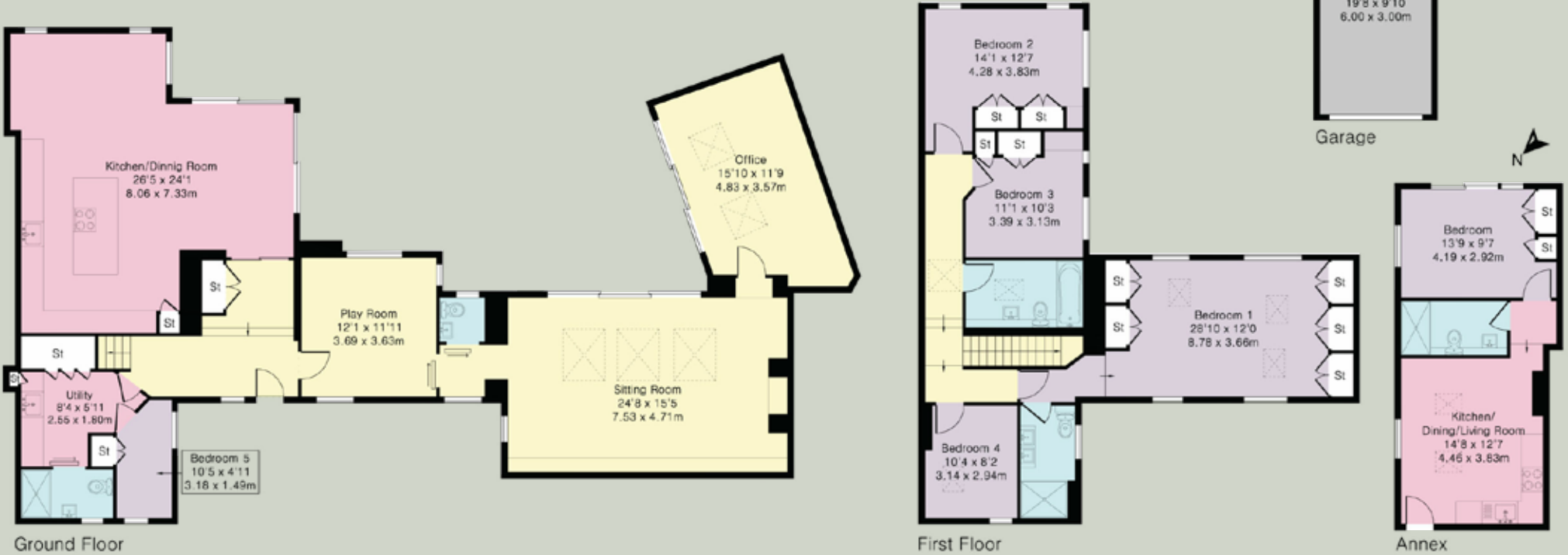








Approximate Gross Internal Floor Area
Ground Floor: 155 sq m / 1,673 sq ft
First Floor: 84 sq m / 907 sq ft
Annex Area: 36 sq m / 388 sq ft
Garage Area: 18 sq m / 194 sq ft
Total Area: 293 sq m / 3,162 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property Information

Services:

To go in here.

Tenure:

Freehold.

Local Authority:

Cherwell District Council

Council Tax:

Band G

EPC:

D

Postcode:

OX5 2SY

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: July 2024. Photographs dated: July 2024. Capture Property 01225 667287.

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