



Black Fire Cottage
The Walk | Islip | Oxfordshire | OX5 2SD

KEY FEATURES

Black Fire Cottage

In the heart of Islip, just five miles from Oxford, Black Fire Cottage is a delightful three-bedroom period home. Sympathetically extended and updated, it retains its charm with exposed beams, an attractive fireplace and a wealth of period character throughout.

Ground Floor

The ground floor comprises an inviting entrance hallway, a well-appointed kitchen with a gas range cooker, a dining area, and a charming sitting room with wood-burning stove. Both the kitchen and sitting room enjoy direct access to the rear garden, creating a natural connection between the indoor and outdoor living spaces. In the 1990s, the former garage – and prior to that the village blacksmith's forge – was converted to create a further reception room, now a study, with an additional mezzanine level currently accessed via a ladder. This space offers excellent scope to be reconfigured as an additional bedroom, subject to the necessary consents. A ground-floor shower room completes the accommodation on this floor.

First Floor

Upstairs, the landing gives access to two bedrooms, while a separate hallway with generous built-in wardrobe storage leads through to the family bathroom and principal bedroom. This arrangement provides a practical and well-balanced first-floor layout.

Step Outside

Outside, the property enjoys an enclosed patio area with brick-built BBQ and a stone boiler house/store. A wrought iron gate leads to a mature garden with established planting and a detached workshop – originally the village fire station – now adapted as a practical and atmospheric studio space with power and a wood burner. A gate provides convenient access to The Walk, while on Kings Head Lane there is private off-street parking for two vehicles along with an electric vehicle charging point.









LOCATION

Islip itself is a thriving village with a strong community, a highly regarded primary school, and a direct rail connection to London Marylebone from Islip Station. Steeped in history, Islip is the birthplace of Edward the Confessor and today is home to St. Nicholas' Church, a medical centre, a community shop, and a village hall. The Swan, a 17th-century Cotswold stone inn, underwent a significant refurbishment in 2022 and remains a popular hub for residents. The village also benefits from local bus services and excellent road links via the A34 and M40, making Oxford, London and the wider region easily accessible.





INFORMATION

Black Fire Cottage

Services, Utilities & Property Information

Utilities – Mains water, drainage, electricity, range cooker powered by mains gas. Oil-fired heating and hot water.

Mobile Phone Coverage - Mobile phone coverage checker

<https://www.signalchecker.co.uk/>

4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - Ofcom Broadband checker

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Tenure – Freehold

Directions – Postcode: OX5 2SD / what3words: lifestyle.cashiers.presses

Local Authority: Cherwell District Council

Council Tax Band: F

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01865 953244

Craig Drummond MNAEA, Partner on 07379 160009

Kerr Drummond, Partner on 07869 260254

Website

For more information visit Fine & Country Oxford

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



GROSS INTERNAL AREA: 1399 sq ft, 131 m²
LOW CEILINGS: 105 sq ft, 10 m²
OUTBUILDING: 354 sq ft, 33 m²

OVERALL TOTALS: 1858 sq ft, 174 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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