





A cottage with a huge heart. Character and charm combine with surprising practicality. A real gem for those shrewd enough to find it...

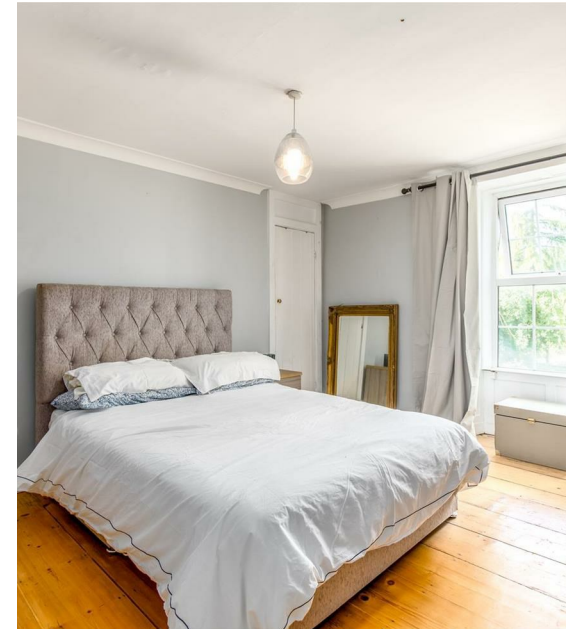
A pretty stone facade frames a pretty substantial 3 bed cottage that's both charming and practical. Fab top floor bedroom with vaulted ceiling & en-suite, refitted kitchen linked to a large glazed sun room, cozy living room with wood burner, and a very useful home office at the end of the garden.

Islip dates from Saxon times, with mentions in the Domesday book at which time there was already a water mill on the river Ray, which runs through the village. It is also the birthplace of Edward the Confessor, and during the Civil War Cromwell defeated the Queens Regiment on the bridge below The Old Rectory.

Today the village is immensely popular for many reasons. There's an exceptional school, Dr South's, which is over 300 years old; several popular pubs, a community shop, plus a village hall sitting next to the playground and playing fields; a rail station with easy access to London and Oxford; barely a five mile drive into Oxford; plus many lovely local walks amidst open countryside. It also sits inside the radius for fast access to the various Oxford hospitals, hence suits medical professionals particularly well.

Azelina's Cottage exhibits much of the best of what we all love in village cottages. We suspect it dates back to the 18th century, but it could even perhaps be earlier. From the charming open porch, flanked by low stone-edged borders stocked with various flowers and other plants, the substantial timber door opens into a very appealing living room. Light floods in from the large, double glazed front window, into a sizeable room that is packed with little character hints of its historic origins - such as the wall timbers and the panelling flanking the window. And the central focus is a lovely fireplace complete with wood burner.

- Fab character throughout
- New kitchen with glazed sunroom
- Low maintenance garden
- Vaulted top floor bedroom
- Bathroom with roll top
- Really useful outside office
- Pretty living room with wood burner
- En-suite with wide-pan shower
- Central village location



At the rear, the opening leads past the deep under-stairs cupboard into a wonderful kitchen, recently refitted. Clever use of white units to enhance the light plus darker work tops to give it contrast, has resulted in a room that's interesting and attractive as well as thoroughly effective. The units wrap around three sides, culminating in a deep peninsula complete with breakfast bar, providing useful separation between the kitchen and sun room behind. Beyond it, the tinted glass roof above is a very elegant design bringing in wonderful light without making it uncomfortably warm, and with hard walls to either side this really is a room that's used all year round. The proportions are excellent, too, hence a large dining table and side board currently sit in this space with ample room to spare. And the view out across the garden through a rear that's glazed floor to ceiling is delightful.



Head up to the first floor and the first of three bedrooms to the left is roomy and welcoming. The beautiful patinated timber floor of wide planks is probably original, rare in a house of this age, and this plus the fireplace give the room a warmth and charm that's irresistible. Practicality is equally well served, with cupboards on three sides offering masses of storage. Head past the stairs leading to the top floor, and the smallest bedroom is currently used as a child's bedroom, for which it is generously sized. The bathroom serving both bedrooms on this floor is refitted with a pristine white suite that contrasts beautifully with the honey hue of the timber floor. And there's even a roll-top bath to add a little luxury...



But the star of the bedrooms is the top floor. Harking back to the days these houses were all thatched, the a-frame timbers of the roof have been retained, exposed, as a wonderful feature. This also ensures the ceiling height flatters the already impressive proportions of the room still further. Light is generously provided as the room has windows on either side. And cupboards are already built in, but in addition there is a deep recess which currently contains free-standing furniture but could easily house fitted storage of quite some size. And as befitting the primary bedroom, but rare for an historic cottage, there is also an en-suite. A wide pan shower cubicle is a welcome and practical item, with white suite also including a vanity.



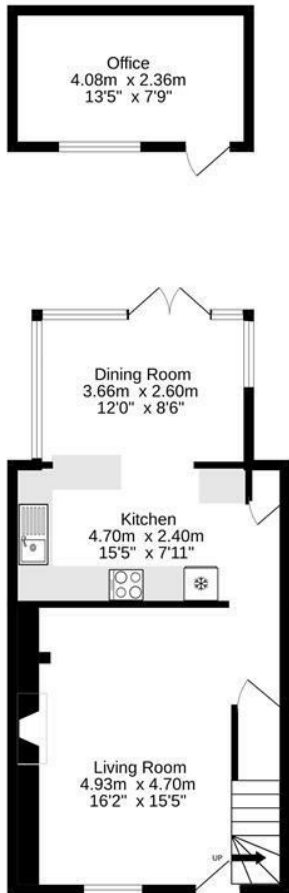
Behind the house, the afore-mentioned rear glazing includes double doors that open onto the garden. The vendors love to entertain rather more than weeding! And in creating that space they've made it low maintenance, easy to keep while also encouraging bird life so there's a soft and relaxing feeling to the whole garden. Slate chippings provide a natural surface that permeates through most of the garden. Stone walls run down either side, and to the rear a wonderful home office building fills the entire width. Inside, the building is insulated and equipped with power. Currently used as a mix of overflow storage and home office, it could just as easily be the "extra bedroom" none of us have for guests at Christmas, or even a splendid cinema/music room. Either way, its view looking back down the garden is peaceful and calm.



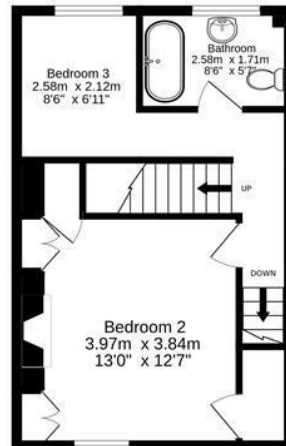
Mains water, electricity, gas CH
Cherwell district council
Council tax band E
£2,704-03 p.a. 2023/24
Freehold



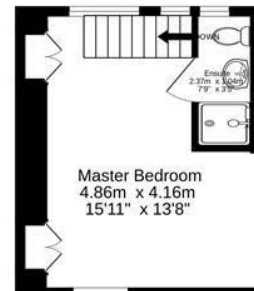
Ground Floor
51.7 sq.m. (556 sq.ft.) approx.



1st Floor
34.0 sq.m. (366 sq.ft.) approx.



2nd Floor
18.8 sq.m. (203 sq.ft.) approx.



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TOTAL FLOOR AREA : 104.5 sq.m. (1125 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 69 |
| (55-68) D | | | |
| (39-54) E | | 38 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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