

**FOR SALE**



**Kidlington Road, Islip**  
**Offers in Excess of £520,000**

  
**MARTIN&CO**

# Kidlington Road, Islip

## Key Notes:

- Practical utility room with space for additional appliances and convenient WC
- Fitted Wardrobes in Two Bedrooms
- Kitchen with Utility Area
- Living and Dining Room
- Extended Semi-Detached House
- Rear Garden overlooking Fields and Countryside
- Garage and Off-Road Parking
- Council Tax Band: D
- Village Location
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

An attractive and well-presented three bedroom semi-detached house enjoying delightful views over open fields and countryside to the rear. The property offers well balanced and light filled accommodation arranged over two floors, together with driveway parking, an integral garage and established gardens.

The porch opens into the hall with the staircase rising to the first floor and useful under stairs storage cupboard. From here, doors lead to the principal reception rooms. The living room is a generous and welcoming space with double glazed French doors opening directly onto the rear garden and taking full advantage of the open outlook across fields. There is a wood burner and ample space for seating, making it an ideal family room. The separate dining room enjoys a window to the front aspect and connects to the living room via glazed doors, creating flexible entertaining space when required.

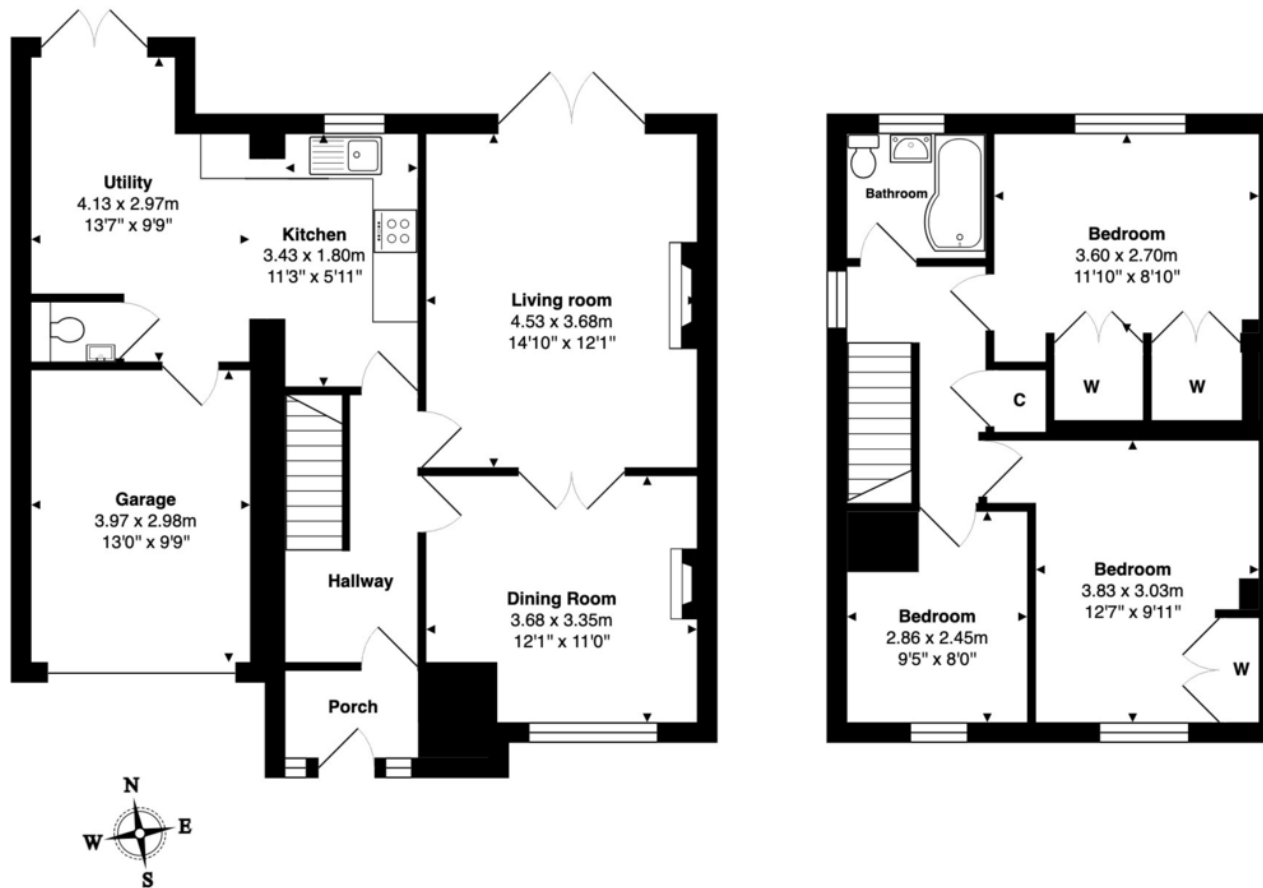
A bright, modern kitchen with wall and base units, inset sink, and integrated oven and hob. Overlooking the rear garden, it flows into a practical utility room with space for extra appliances and a convenient WC.

On the first floor, the landing has a side window, airing cupboard and access to the loft. The principal bedroom is positioned to the rear and enjoys attractive views over the adjoining countryside, together with built-in wardrobe space. The second bedroom overlooks the front and also benefits from built-in storage, while the third bedroom provides a comfortable single room or ideal home office. The family bathroom is fitted with a white suite.

Outside, the property is approached via a driveway providing off street parking and access to the garage. The front garden is laid to lawn with established planting. The rear garden is predominantly laid to lawn with a patio area, flower and shrub borders and a timber shed, and enjoys a lovely open aspect backing directly onto fields and countryside.

Islip is a charming and sought-after village in Oxfordshire, set on the banks of the River Ray just 5 miles north of Oxford. The village offers a strong sense of community with a primary school, village shop, church, pub, and health centre, while providing excellent transport links via its railway station to Oxford and London and easy access to the M40. Surrounded by picturesque countryside, Islip combines village charm with convenient commuter connections.





Approx. Gross Internal Area 103.6 m<sup>2</sup> ... 1115 ft<sup>2</sup> (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purpose only and should be used as such.

Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

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