



1 The Cottage Kings Head Lane, Islip, OX5 2RZ  
£365,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An extremely attractive solid stone built character end terraced cottage situated in this highly sought after village. The cottage is presented in good decorative condition and worthy of an internal inspection.

The cottage comprises: Living room with fire place and wood burner along with window to the front and double doors to the rear garden and access to a cottage style kitchen. Upstairs there is a good size main bedroom with exposed wood paneling and exposed floor boards, along with a guest bedroom and modern bathroom.

Outside there is cottage style garden with outbuilding and a gravelled area to the front for limited parking.

Islip is a pretty Oxfordshire village with Church, Village Hall/Shop, Primary School and Train Station.

Additional information to note:

- All mains services are connected (except Gas).
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor with EE and Vodafone and variable outdoor with O2 and Three.
- Located in a conservation area.
- Note: Corrugated asbestos sheeting over outbuilding.
- Note: The outside toilet is owned by the next door neighbour, however the neighbour is willing to negotiate a sale of the outside toilet. The next door neighbour has pedestrian right of access across rear garden.

EPC Rating: F

Council Tax Band: C





## Key Features

- Attractive Cottage
- End Terraced
- 2 Bedrooms
- Well Presented
- Character Features
- Cottage Style Garden
- Outbuilding
- Highly Sought After Village
- Viewing Recommended
- No Chain

## The Location

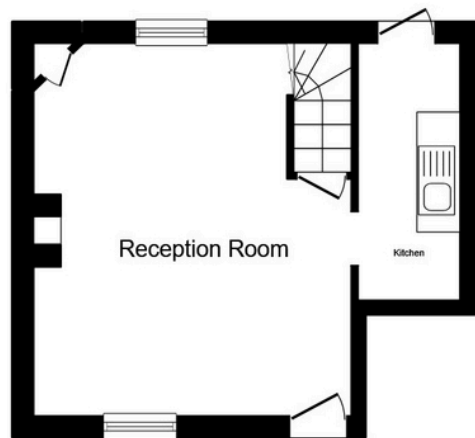
Islip is a sought after village located only c.5 miles North of Oxford with the benefit of a railway station in the village and the new Oxford Parkway railway station now open in Kidlington further benefiting travel to London Marylebone in approximately 55 minutes. The village is ideally located giving easy access to the M40 (junction 9 c.3 miles). There is also a village school, a church, village hall with a general store, two pubs (which both serve food) and a health centre.



Thomas Merrifield and their clients give notice that:

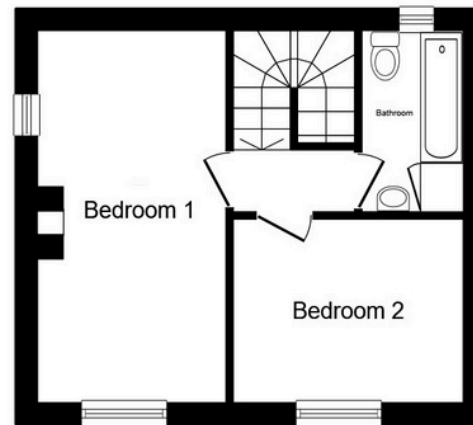
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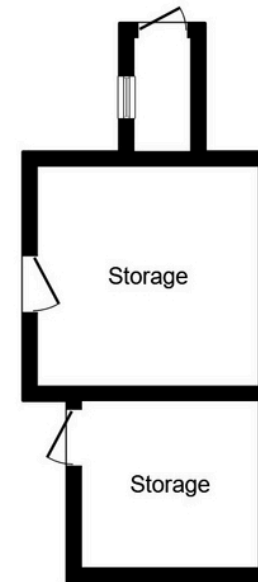
**Ground Floor**

Floor area 28.6 sq.m. (308 sq.ft.)



**First Floor**

Floor area 31.1 sq.m. (334 sq.ft.)



**Outbuilding**

Floor area 17.3 sq.m. (187 sq.ft.)

**Total floor area: 77.0 sq.m. (829 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**Kidlington Office**

1B The Hampden Building, High Street  
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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