



THOMAS
MERRIFIELD
SALES LETTINGS

Corner House, Islip Road,
Bletchington, Oxford, OX5 3DP

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This Cotswold stone detached house has been thoughtfully enhanced to create a characterful residence that effortlessly combines period charm with the comforts and practicality of modern living.

- Detached Cotswold stone house
- Three reception rooms
- Wealth of character and original features
- Shaker style fitted kitchen
- Timber double glazed windows and doors
- Three double bedrooms
- First floor bathroom
- Parking
- Council Tax Band: E
- EPC Rating: D

Situated within the popular Oxfordshire village of Bletchington, which is between Oxford and Bicester, the property was comprehensively extended and modernised in 2012 to an architect-designed scheme by Richard Merrett Architects, resulting in a layout that complements contemporary family life while respecting the heritage of the original house.

Original features have been carefully retained and enhanced, including exposed timber beams and solid panel shutters, with replacement aspects of the house having been carefully selected to remain in keeping with the character of the house.

Guide Price £695,000 Freehold





An attractive entrance porch opens into a dining room perfect for day to day and formal dining where original period tiled flooring and a striking fireplace provide a focal point. There is also a spacious and comfortable living room with French doors opening to the side, a further reception room which would make an ideal family room, playroom or study, kitchen which has been beautifully designed with shaker-style cabinetry, including curved detail to wall and floor end panels that soften the overall aesthetic and lastly there is a utility/plant room. The first floor landing gives access to three generous double bedrooms and a well-appointed family bathroom.

An impressive garden is laid to lawn with gravelled pathway leading to the front door and to a paved seating area ideal for alfresco dining. A courtyard is accessed off the utility room and is the ideal spot for morning coffee. Lastly, there is a gravelled surface to park a car which is approached via a shared access road.

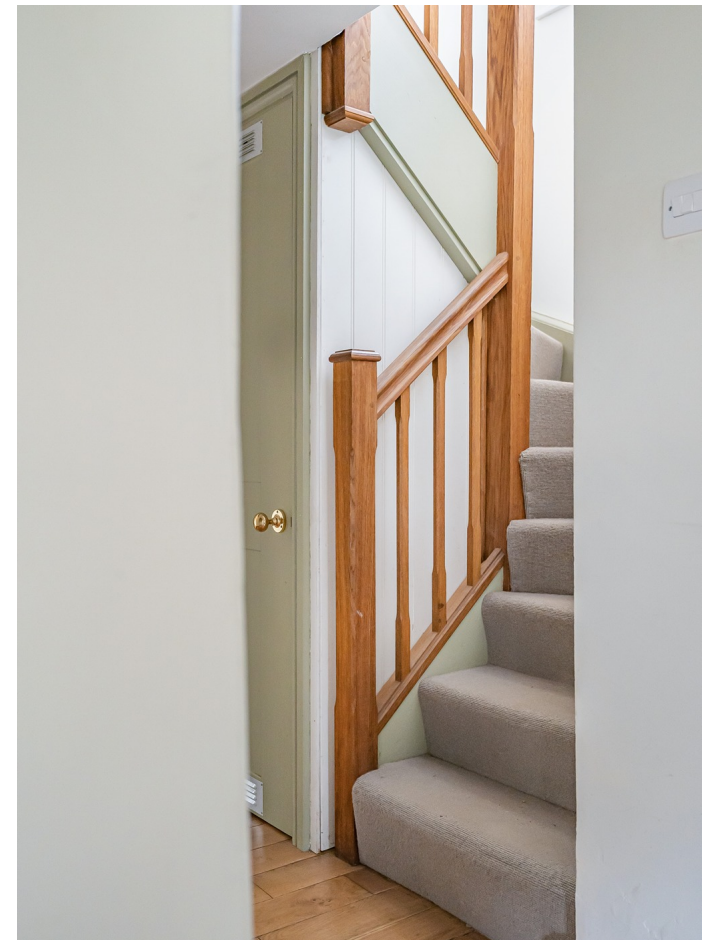
According to Ofcom, Superfast and Ultrafast Broadband is available and mobile voice and data coverage is variable indoors and outdoors depending on network provider.

Being sold with no onward chain.





Bletchingdon is a charming and sought after village situated just 9 miles to the North of the centre of the City of Oxford. Within Bletchingdon is a New Village Hall, Parish Church and New Primary School, sports field, Sports/social club fielding both football and cricket teams. The nearby villages of Weston on the Green and Kirtlington provide village shops/Post Office facilities. Communications are excellent with Junction 9 of the M40 approximately 4 miles away, as well as access to Oxford via the A34. There is a fast train service from Bicester to London Marylebone in approximately 1 hour and Oxford Park Way Station, Kidlington to London benefits local residents even further. A regular bus service runs to Oxford and Bicester.

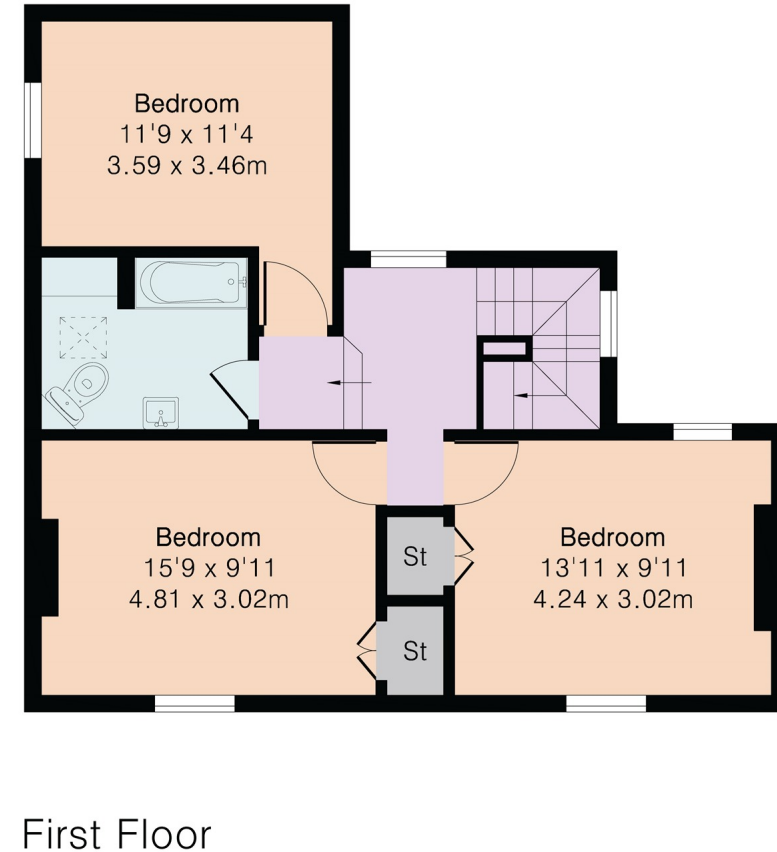
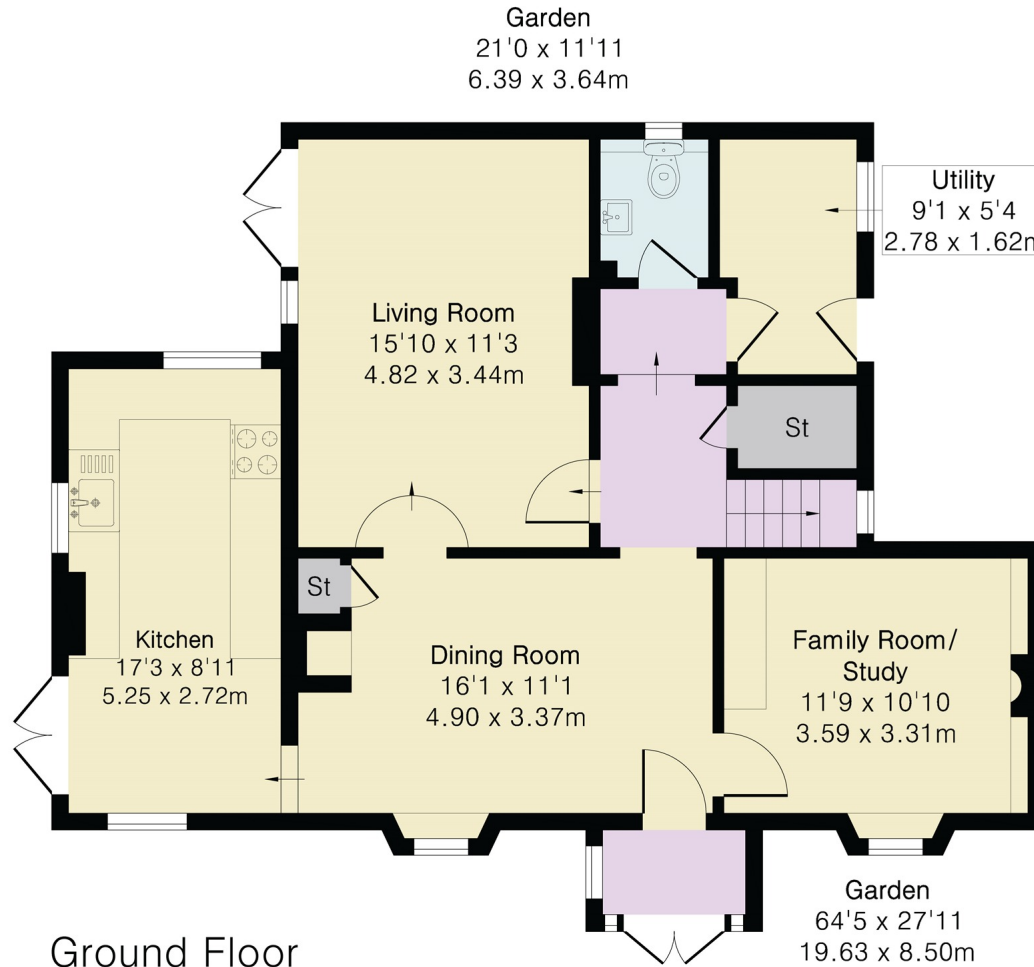




Approximate Gross Internal Area 1344 sq ft - 124 sq m

Ground Floor Area 812 sq ft – 75 sq m

First Floor Area 532 sq ft – 49 sq m



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