



## An enviable village setting

**Lower House, Lower Street, Islip, Kidlington, Oxfordshire, OX5 2SB**

Freehold





Hall • 3 reception rooms • kitchen/breakfast room & utility • 5 main bedrooms • 2 further small rooms • 3 bath/shower rooms • parking and garaging • gardens

### Local information

Situated on the River Ray, a tributary of the Cherwell, the village of Islip lies in a green belt area about seven miles north east of Oxford. Amenities in the village include a primary school, Norman church, pub, a health centre, thriving community shop, cricket and football teams. Communication is excellent with M40 (J9) about four miles, and of particular note, the village station connects to Oxford and London. Oxford offers comprehensive shopping, leisure and educational facilities, and nearby Kidlington also has a wide range of amenities. There are lovely walks to be enjoyed along the river and nearby footpaths and bridleways.

### Directions

From Summertown, head north on Banbury Road for two miles (heading straight on at one roundabout) and then at the next roundabout, take the fourth exit onto Bicester Road. After a mile and a quarter, at the roundabout, take the second exit and continue into Islip. Turn right at the junction onto Bletchingdon Road. Continue through the village, passing the Red Lion pub. The turning for Middle Street is on the left hand side, take the turning and proceed along the street for a short while, and the driveway for Lower House is on the right.

### About this property

Tucked away in an enviable setting, this has been a much loved family home, now in need of some modernisation, and offering flexible accommodation

over two floors, with a layout to suit all ages. The ground floor comprises several main reception areas including a large kitchen opening through to a dual aspect dining room with French doors to the south side. The sitting room has glass doors opening to the south terrace, and the snug family room has a bay window overlooking the garden. Additionally there is a glazed reading area, downstairs shower room and utility room. On the first floor are 5 adult bedrooms, two small children's bedrooms/box rooms, a bathroom and a shower room.

Outside, the rear of the property features a large garden predominantly laid to lawn, interspersed with a variety of mature shrubs and trees. There are a number of areas dotted around the gardens, for relaxing or al fresco dining, including a summer house, a sheltered timber and brick framed gazebo, as well as a wide terrace. There is covered parking at the front of the property and a good sized garage, providing useful storage. In all about 0.3 acres.

Services: Mains services. Oil Heating.

### Tenure

Freehold

### Local Authority

Cherwell District Council

### Viewing

Strictly by appointment with Savills



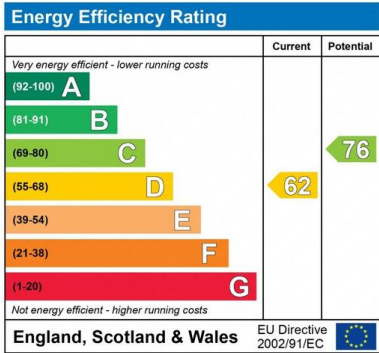








FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8394808/SS



**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02021102 Job ID: 147563 User initials: RVDP