



Stylish contemporary property with detached home office

Hill House, Middle Street, Islip, Oxfordshire, OX5 2SF

Guide £925,000 Freehold



Entrance hall • sitting room • open plan kitchen-dining room • 3 bedrooms • 3 bath/shower rooms
• study/bedroom 3 • detached home office/gym • garden store • elevated landscaped gardens • off street parking.

Distances

Islip station 0.3 miles (London/ Marylebone from 59 minutes)
Oxford Parkway 3 miles (London/Marylebone from 61 minutes)
M40 (J9) 4 miles
Oxford 7 miles
Central London 58 miles. (All distances and times are approximate)

Situation

Situated on the River Ray, a tributary of the Cherwell, Islip lies about seven miles northeast of Oxford in an area of outstanding natural beauty. Amenities in the village include a primary school, Norman church, two public houses, a health centre, a thriving community shop, cricket and football teams.

Communication is excellent with the M40 (J9) Islip mainline station and, for more regular train services, Oxford Parkway.

The historic city of Oxford offers comprehensive facilities, including the numerous well regarded schools.

Directions

From A34 follow signs to Islip. On entering the village, proceed over the railway bridge and past the primary school on the right, thorough the tight bend and take the second road on the left, Middle Street. Hill House is found a short distance on the left.

Description

Situated in an elevated position in a conservation area of the village, Hill House has been extended and completely remodelled by the current owners, with the input of local RIBA Architectural Practice Pericoli Man. With origins believed to date to the 1970s the slick re-design is today most contemporary in style. Much thought has gone in to the stylish, materials and fittings including the solid Iroko wood front door and entrance façade, aluminium windows to ground floor, 'smart' alarm and programmable Velux 'Integra' windows.

Entrance hall with oak stairs rising to galleried landing has underfloor heating a cloak room off and coat cupboard. The kitchen, also with under floor heating, has patio doors opening to the decking at the rear, and Neff appliances including:- 2 ovens, warming drawer, induction hob, fridge freezer and dish washer. The kitchen is open plan to the dining area with low set window offering views over the village. There is a useful utility room with AV and heating controls and plumbing for washing machine. The sitting room with a feature gas stove has cupboards and French doors to the courtyard. There is a study/snug on the ground floor, which, with en suite shower room, could alternatively be used as a guest bedroom 3.





On the first floor, there are two bedrooms with well-conceived eaves wardrobes and drawers and remote control programable windows with exterior shutters and interior blinds. One of the bedrooms has en suite shower room and there is a family bathroom.

There is a detached, timber clad home office with central heating, electricity and broadband repeater. Attached to the home office is a useful garden store.

Outside, there is gravel off street parking. The elevated landscaped gardens include stone pathways, raised vegetable beds and timber decking to the rear with private courtyard.

Tenure: Freehold

Council Tax: Band = E

Services: Mains water, drainage, gas and electricity. BT Broadband & phone line.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.
EPC Rating = C

Viewing: Strictly by appointment with Savills.

Photographs taken and brochure prepared July 2022



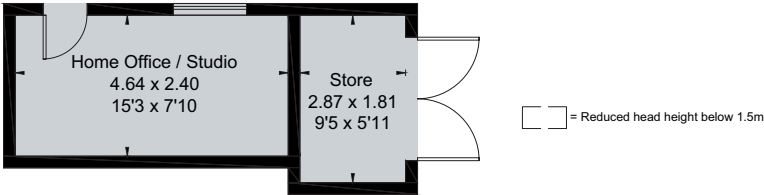
Hill House, Middle Street, Islip, Oxfordshire, OX5 2SF
Approximate Area 156.6 sq m / 1686 sq ft
Studio 16.8 sq m / 180 sq ft
Total 173.4 sq m / 1866 sq ft
(Excluding Void / Eaves)
Including Limited Use Area (20.9 sq m / 225 sq ft)

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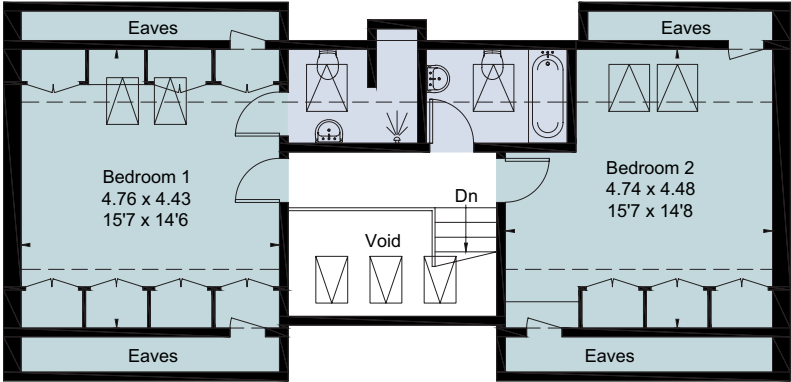
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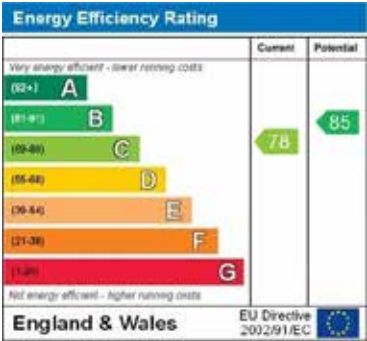
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



For identification only. Not to scale. © 220810NQ

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