



14

Oliver
James



14 Kidlington Road, Islip, OX5 2ST

£395,000

An attractive and much improved semi detached house enjoying lovely views over fields and countryside. The property offers two separate reception rooms divided by glazed Georgian style doors and a well fitted kitchen/breakfast room on the ground floor and three bedrooms and a refitted bathroom upstairs. Outside there are gardens to the front and to the rear, the latter backing onto fields. There is also off street parking on the driveway to the front.

HALL Double glazed window and door to front. Staircase rising to first floor. Pine flooring. Understairs storage area. Radiator.

FRONT RECEPTION ROOM 12' 1" x 11' 3" (3.68m x 3.43m) Double glazed window to front. Attractive marbled fireplace with real flame gas fire and back boiler. Glazed Georgian style double doors through to rear reception room. Radiator.

REAR RECEPTION ROOM 15' 0" x 12' 1" (4.57m x 3.68m) Double glazed French doors to rear garden. Stone built fireplace. Radiator.





KITCHEN/BREAKFAST ROOM 18' 0 max" x 13' 0 max" (5.49m x 3.96m) L-Shaped. Well fitted kitchen with attractive wall and base units. Ample work surfaces with inset sink and drainer. Window above overlooking the garden and fields beyond. Breakfast bar. Door and window to front. Breakfast area with French doors to garden. Part tiled walls. Terracotta tiled flooring. Two radiators. Utility room with window to front. Plumbing for automatic washing machine.

LANDING Double glazed window to side. Airing cupboard.

BEDROOM ONE 12' 5" x 10' 8" (3.78m x 3.25m) Double glazed window to front. Radiator.

BEDROOM TWO 12' 0" x 10' 10" (3.66m x 3.3m) Double glazed window to rear with views over fields. Radiator.

BEDROOM THREE 9' 5" x 8' 0" (2.87m x 2.44m) Double glazed window to front. Radiator.

BATHROOM White suite comprising panelled bath with shower over, low level w.c. and wash hand basin. Frosted window to rear. Radiator. Part tiled walls and tiled flooring.

PARKING There is off street parking on the driveway.

FRONT GARDEN Laid to lawn with attractive shrubs and flowers. Hedging to front. Driveway to side providing off street parking.

REAR GARDEN The garden enjoys a delightful open aspect over fields and countryside. Laid to lawn with patio. Flowers and shrubs. Timber garden shed.





Oliver James

For further information, please contact:

Kidlington Office

10 Oxford Road
Kidlington, OX5 1AA

E: kidlington@oliverjames.com
T: 01865 379262

Abingdon

3 Bath Street
Abingdon, Oxon OX14 3QH
T: 01235 555007

Witney

47a High Street,
Witney, Oxon OX28 6JA
T: 01993 778772

City Centre

5 King Edward Street
Oxford OX1 4HS
T: 01865 250222

Kidlington

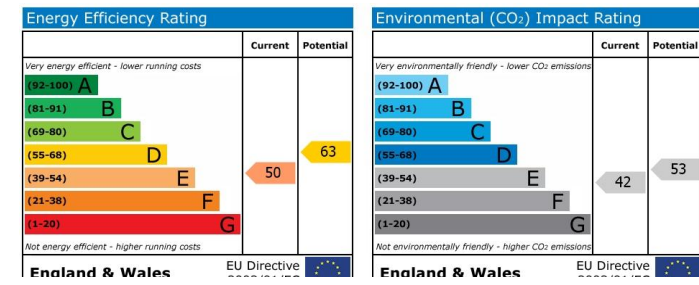
10 Oxford Road,
Kidlington, Oxford OX5 1AA
T: 01865 379262

Location

Islip is a sought after village located only c.5 miles North of Oxford with the benefit of a railway station and easy access to the M40 (junction 9 c.3 miles). There is also a village school with pre-school, a church, a village hall with an excellent community shop general store, two pubs (which both serve food) and a health centre with pharmacy.

Directions

From the offices of Oliver James turn right onto Oxford Road and proceed through the traffic lights. At the next set of traffic lights turn left into Bicester Road and at the end turn left towards the A34. At the roundabout take the second exit signposted Islip. Upon reaching the village this is Kidlington Road and number 14 can be found on the left.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.