



**THE LODGE**  
NORTH STREET, ISLIP, OXFORDSHIRE OX5

**JOHN D WOOD & CO.**



## THE LODGE

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OXFORDSHIRE OX5

A handsome five bedroom detached late Regency villa set in approximately 0.68 acres in the heart of Islip village. The property retains charming elements of late Regency architecture with tall ceilings and generous room dimensions.

There is an additional one bedroom annexe on the ground floor and a lift to the first floor. A triple garage has been added at the end of the driveway with space for six cars and an inspection pit. The property is set back from North Street with attractive mature gardens to the front and rear.

**5/6 bedrooms, 3 bathrooms, drawing room, study, dining room, sitting room, kitchen/breakfast/utility room, conservatory, lift, triple garage, gardens**



## SITUATION

Islip is a much favoured village about two miles east of Kidlington and five miles north of Oxford. Its amenities include a village shop, village hall, two public houses (The Red Lion and The Swan Inn), a doctors' surgery, Dr South's Primary School and St Nicholas Church. Edward the Confessor was born in the village and tradition holds that he was baptised in the old church. The Islip train station has recently been upgraded and the improved line offers easy access to Oxford and connects to the new Oxford Parkway with services to London Marylebone. Islip is also well placed for all the major road networks including the A34 and M40.

## PROPERTY DESCRIPTION

**Entrance Hall:** Matwell, radiator, cornicing, arch, telephone point, under stairs cupboard, wooden shelf above radiator, glazed door to garden, stairs to first floor.

**Drawing Room:** Windows with shutters, fireplace with green marble hearth and surround, open grate, cast iron back, wooden mantelpiece, wall lights, cast iron chandelier, built-in bookcase, cornicing, two radiators.

**Study:** Sash window, built-in bookcases, Velux skylight, two radiators, door to front garden.

**Boot Room:** Velux skylight, floor mounted units, stainless steel wash basin, tiled splashback, Vent Axia wall mounted radiator, door to garden.

**Cellar:** Built-in cupboard, light.

**Dining Room:** Sealed fireplace, wooden mantelpiece, built-in bookshelf, radiator, French doors to the conservatory.

**Sitting Room:** Sash windows, wooden mantelpiece with sealed fireplace and tiled hearth, built-in bookshelves, Velux skylight, television aerial point, two radiators, French doors part glazed to the rear terrace.

**Inner Hall:** Lift to first floor; radiator.

**WC:** Sash windows with shutters, pedestal wash basin, two wall mounted mirrors, shaver point, WC, radiator towel rail, tiled splashback, two built-in cupboards with wooden shutter style doors, ceiling light.

**Kitchen/Breakfast Room:** Tiled floor, wall and floor mounted units, tiled splashback, double stainless steel sink with mixer tap, four ring Neff gas hob, Neff electric oven, four door gas fired Aga with two hobs and a hotplate, tiled splashback, Neff half height built-in fridge, built-in dresser with two glazed cabinets and shelves and cupboards with drawers below, space for dining table, downlighters, cupboards with shelves, wooden work surface, to each side of the Aga there is a granite worktop, French doors to the conservatory.

**Utility Room:** Tiled floor, cupboard housing Osprey Potterton central heating boiler, cupboard with shelf and pegs, further cupboard with pegs and shelf, floor mounted units with Belfast Armitage Shanks sink with mixer tap, tiled splashbacks, wooden work surface with draining area, space and plumbing for washing machine, space for fridge and freezer, telephone point, radiator.

**Conservatory:** Tiled floor, double glazed with decorative stained glass panes, wall lights, French doors to the sitting room.

**Annexe Room:** Tiled window sill, built-in desk, television aerial point, radiator.

**Annexe Lobby:** Coat peg rail.

**Annexe Bedroom:** Cupboard with Heatrae Sadia Multi Point hot water tank and shelves, cupboard above, wardrobe with cupboard above, radiator.

**Shower Room:** Tiled floor, shower cubicle with tiled splashbacks, Mira Excel shower, extractor fan, WC, wall mounted wash basin, tiled splashback, shaver point.

## FIRST FLOOR

**Upper Landing:** Sash windows, lift, loft hatch, airing cupboard with hot water tank, shelves and telephone point.

**Master Bedroom:** Sash windows with shutters, built-in wardrobes with mirror, hanging rail and shelves, cupboard below, two radiators.

**Bathroom 1:** Sash window, panelled bath with Mira Excel shower, WC, tiled shelf and splashbacks, Armitage Shanks wash basin on tiled surface with cupboards below, downlighter, shaver point, extractor fan, radiator towel rail, radiator.

**Bedroom 2:** Two sash windows, wooden mantelpiece surround with cast iron grate, pedestal wash basin, ceramic splashback, shelf, fitted mirror with shaver point and light, two radiators.

**Bedroom 5:** Sash window.

**WC:** Sash window, pedestal wash basin, tiled splashback, fitted mirror, shaver point, WC, radiator towel rail.

**Bedroom 4:** Sash window, radiator.

**Lower Landing:** Sash window, radiator, airing cupboard with shelves and pegs.

**Bathroom 2:** Two sash windows, bath with side panel, tiled splashback, mixer tap, shower cubicle with shower tray, downlighter, extractor fan, radiator towel rail, pedestal wash basin, WC, tiled splashback, fitted mirror with light, radiator, towel pegs.

**Bedroom 3:** Two sash windows, built-in wardrobes, radiator.

**Studio:** Three Velux windows, beams, built-in shelves, exposed beams, built-in desk.

**Triple Garage:** Four Velux windows, power and light, inspection pit, three electric doors, side door, strip lights, cupboards and loft space, space for six vehicles.

## OUTSIDE

The property is positioned within stone walls and to the front is a wrought iron gate, signed 'The Lodge'. The entrance to the drive is on the right through a five bar gate. To each side are mature trees and on the left is a panel fence and a side gate to the front garden and main entrance porch with outside light. The front garden is mainly laid to lawn with a paved terrace to the front door and conservatory. The mature borders include lavender, box and honeysuckle. Further borders include roses, bluebells and mature shrubs, a chestnut and yew trees. A gravel path leads from the lawn to the front wrought iron gate.

The side porch connects to the driveway with outside lights. A very mature wisteria is trained around the side walls of the property. Further along the drive are two store rooms and a triple garage with side door accessed from the rear garden.

The rear garden is mainly laid to lawn and there is a beautiful ornamental silver birch and a mature fig tree on the paved raised terrace. A mature Virginia creeper is trained around the back of the house. The garden is partly set within walls with wrought iron fencing to the rear. There are a variety of mature trees and shrubs including budleija, roses and fraxia japonica. A gravel path leads along the side of the wall to the orchard and further secluded lawn area.

## DIRECTIONS

From Summertown, proceed north up Banbury Road and at the Cutteslowe roundabout continue straight across towards Kidlington on the A4165. At the next roundabout, take the fourth exit onto Bicester Road, continue to the next roundabout and take the second exit. Continue onto Kidlington Road and then onto Church Close. Turn right onto High Street/B4027 and then turn left onto North Street and the property is on the left beyond with the driveway accessed through a five bar gate. Postcode OX5 2SQ.



Price on Application  
Subject to contract

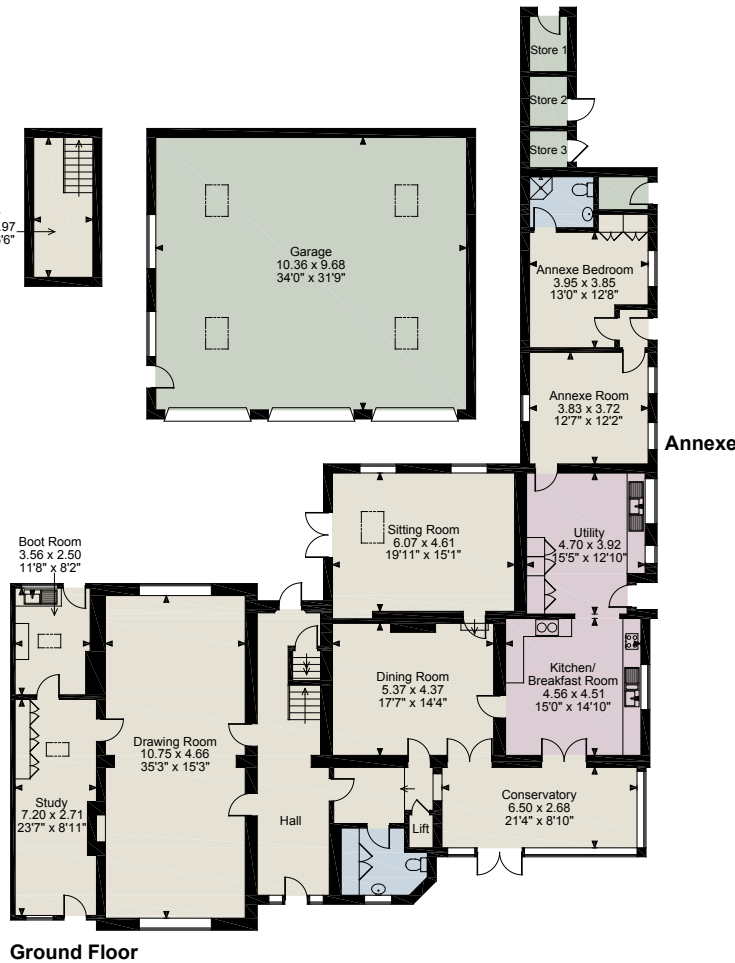
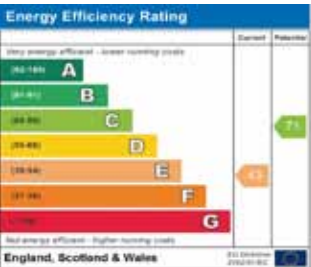
**Local Authority:** Cherwell District Council, Telephone  
01295 227001. Band H.

**Tenure:** FREEHOLD

**Services Rent:** Mains water, electricity, gas and drainage  
are connected to the property. Gas fired central heating.  
Telephone lines connected, subject to the usual transfer  
regulations.

**Reference:** OXF150439

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**Approximate Gross Internal Area**  
**Main House = 4649 Sq Ft/432 Sq M**  
**Garage = 1013 Sq Ft/94 Sq M**  
**Annexe = 383 Sq Ft/36 Sq M**  
**Stores = 68 Sq Ft/6 Sq M**  
**Total = 6113 Sq Ft/568 Sq M**  
Quoted Area Excludes 'External Room'



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