



The Old Fox  
High Street, Islip, Kidlington

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

A very charming 17th-century former coaching inn at the heart of a popular village with excellent links to Oxford and London.

Packed with character features, this delightful limestone cottage has been extensively and sympathetically modernised, combining its original elements with more contemporary additions to create a very stylish and well-appointed home.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**FREEHOLD**



**2,775 SQ FT**



**GUIDE PRICE  
£950,000**



### The property

Character features such as exposed beams and stone walls are complemented by an array of premium additions, such as Italian 'Artemide' ceiling lights, travertine stone flooring, double-glazed hardwood windows with either handmade wooden shutters or Luxaflex blinds, and two Morso wood-burning stoves. The result is a very special cottage that retains all of its original charm dating back to 1662, while benefitting from a high specification finish. The accommodation is deceptively spacious internally, with a great use of space making the cottage well-suited to both families or couples. On the ground floor, an open plan kitchen and sitting area with bespoke cabinetry leads to a separate formal dining room and a lovely sitting room – both with wood floors which creates excellent flow throughout the reception areas. Additional accommodation includes a laundry room and a cloakroom, with a useful cellar space at basement level. Upstairs there is a good-size main bedroom with en suite shower room, two further double bedrooms and a single bedroom, plus a family bathroom.

Separate to the main house is the annexe, converted from the original stable buildings to a self-contained one-bedroom apartment which has its own open plan living room/dining room/kitchen, a study/second reception room and a shower room, with a bedroom accessed via a spiral staircase. The annexe has its own gas and electricity supply and would be an ideal holiday let or space for older children living at home. Alternatively, it can equally be used as additional accommodation to complement the main house.



## Outside

The house is situated directly on the High Street in the heart of the village, with a gravelled area to the front. The gardens are situated to the rear and are walled, offering a high degree of privacy, with electronically operated larch wood automatic gates providing access to a generous parking area for four cars alongside the annexe. The gardens are beautifully landscaped and have a somewhat Mediterranean feel, with borders of lavender and abundant shrubs, several trees and low-maintenance paved areas for dining alfresco.

## Location

The charming village of Islip is well connected to both Oxford and London and is within easy reach of day-to-day amenities in Kidlington. The village is home to a number of character properties and was featured in the Domesday Book, with a lengthy history and a delightful 13th-century church. Amenities include fine dining at The Swan Inn, doctors' surgery, a village hall with a community shop and a station which offers frequent services to Oxford and London Marylebone. The village has a primary school with Oxford providing more extensive choices including the Dragon, Summerfields, Oxford High School, Magdalen College School and St Edwards to name a few. Communication links are excellent: the A40, A44 and A34 connect to major regional centres and the motorway network (M40). Many of the area's attractions, including Bicester Village, shopping in Oxford and activities at Blenheim Palace, are also within easy reach.



## Distances

- Oxford 7.6 miles
- London 57.8 miles

## Nearby Stations

- Islip station 0.3 miles
- Oxford Parkway 3.6 miles
- Oxford Station 7.1 Miles

## Key Locations

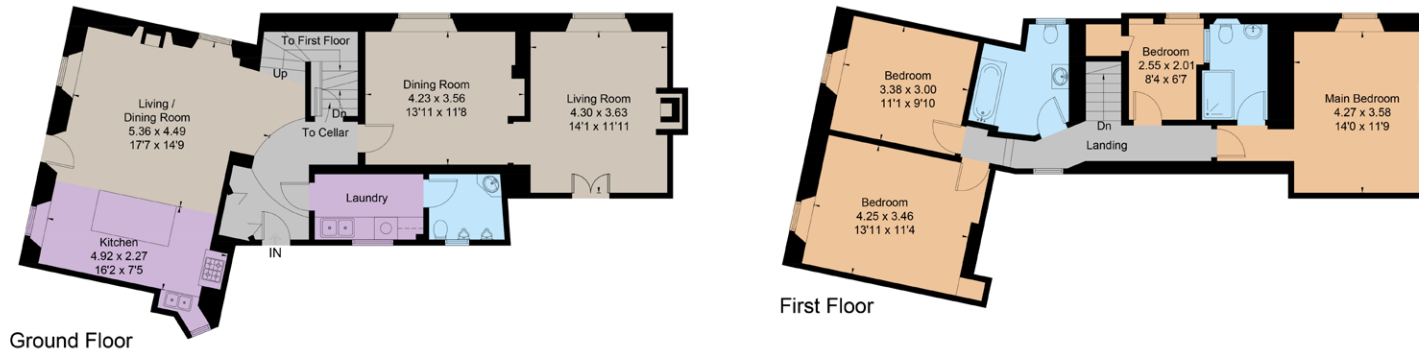
- University of Oxford
- Headington Hospitals
- Oxford Brookes University
- Bicester Village
- Estelle Manor

## Nearby Schools

- Doctor South's Primary
- The Dragon School
- Oxford High School
- Magdalen College School



Approximate Floor Area Total = 258 sq m / 2775 sq ft  
 Ground Floor = 90 sq m / 964 sq ft , First Floor = 75 sq m / 805 sq ft , Cellar = 11 sq m / 123 sq ft  
 Annexe Ground Floor = 65 sq m / 705 sq ft , Annexe First Floor = 17 sq m / 178 sq ft



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## Floorplans

**Main House internal area 2,775 sq ft (258 sq m)**  
 For identification purposes only.

## Directions

From Strutt & Parker's Oxford office turn left onto Banbury Road (A4165), after 0.9 mile at the roundabout take the second exit onto Oxford Road. Follow the road for 1.4 miles and at the Kidlington Roundabout, take the fourth exit onto Bicester Road and continue for 2.7 miles, crossing over the A34. Enter the village of Islip and at the T-junction turn right onto the B4027. The Old Fox will be found on the left-hand side of the High Street, just after the bend.

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## General

Tenure: Freehold

Local Authority: Cherwell District Council

Services: Mains electricity, water, drainage, gas central heating. Annexe has own gas and electricity supply.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

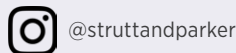
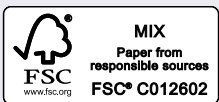
EPC Rating: E

## Oxford

201-203 Banbury Road, Summertown, Oxford, OX2 7LL

**01865 692303**

oxford@struttandparker.com  
 struttandparker.com



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