



## LOWER HOUSE

Middle Street, Islip, Oxfordshire OX5 2SF

Carter Jonas



## LOWER HOUSE, MIDDLE STREET, ISLIP OX5 2SF

A striking example of contemporary architectural transformation, this elegant residence has been meticulously renovated between 2021-2024. Originally built in the 1960s, the property has been completely reimagined with attractive silicone render and composite oak cladding, creating a sophisticated yet practical family home that seamlessly blends modern design with comfortable living.

### DESCRIPTION

Situated in the heart of the village and commanding an enviable position, this impressive property has undergone a comprehensive renovation with the utmost attention to detail. The transformation includes a stylish Marley slate tile roof, anthracite UPVC windows throughout, and contemporary finishes both inside and out.

Lying at the end of a private shared drive, the house is complemented by mature landscaped gardens with large terraces, a purpose-built home office, double garage and a double covered car port.

The current owners have crafted a contemporary and practical home with bright, light-filled living spaces to include separate rooms for all age groups. The spacious accommodation is arranged over two floors and includes stylish bathrooms and a harmonious mix of beautiful porcelain tiling and engineered oak flooring.

The ground floor boasts a welcoming entrance hall which leads to the kitchen/dining/family room - clearly the heart of the house featuring premium quartz worktops, a central island with induction hob, dual Neff slide-and-hide ovens, and an American-style refrigerator/freezer. This lovely bright space is perfect for entertaining family and friends.

Overlooking the garden, the space extends to the south-facing terrace via impressive 5-meter aluminium sliding doors, creating seamless indoor-outdoor entertaining.

**A STUNNING CONTEMPORARY FAMILY HOME OFFERING 3,300 SQ FT OF BEAUTIFULLY RENOVATED ACCOMMODATION, SITTING HIGH ON ITS PLOT IN A PRIME VILLAGE LOCATION JUST FIVE MILES NORTH OF OXFORD.**







Arranged off the family room, on a lower level is the playroom/snug/studio, ideally situated as part of the everyday family living area. At the far end of the house is the more formal sitting room, an attractive space with large doors opening onto the south-facing patio with space for an outdoor kitchen. Completing the ground floor is a large boot room with direct access to the garden, along with a separate plant room, spacious utility and cloakroom/WC.

Accessed via a beautifully fitted open oak staircase, the first floor provides five large bedrooms (2 of which are en-suite) and the large family bathroom with a freestanding tub. The principal bedroom suite is particularly noteworthy, enjoying lovely countryside views through two Juliet balconies.

### OUTSIDE

Tucked back from the village road, the property is approached down a shared drive leading to a parking area for 5 cars, a car port and double garage. From here, wide steps lead to the front of the house and a large paved terrace which continues to the side and rear garden. From the terrace at the front, steps lead up to a separate kitchen garden area containing raised beds for planting and a pathway to a very private purpose-built home office, which provides a secluded working space away from the main house, benefiting from hard wired high-speed internet access.

Enjoying uninterrupted views of the Oxfordshire countryside, the surprisingly secluded rear garden is predominantly laid to lawn and interspersed with a variety of mature shrubs and trees. The garden includes multiple areas for relaxing or al fresco dining, including a summer house, a sheltered timber and brick framed gazebo, and a wide terrace leading off the house. There is also access to Lower Street via steps down to the road. In all 0.3 acres.

### ENERGY EFFICIENCY

This exceptionally eco-friendly home achieves a rare B EPC rating, potentially qualifying for preferential mortgage rates. The property features 10 x 400W solar panels, dual 6.5kWh Growatt solid-state batteries, and a 16kWh Clivet air source heat pump with 300-liter hot water tank. This sophisticated system allows the home to operate substantially off-grid for eight months of the year, significantly reducing energy costs while maintaining optimal comfort.









## SITUATION

Surrounded by beautiful open countryside, the pretty village of Islip is highly sought-after due to its convenient location just five miles from Oxford and excellent commuter links.

The village offers easy access to the A34 and the M40 and benefits from its own railway station with regular trains to Oxford (7-minutes) and London Marylebone (1 hour 14 minutes), as well as connections from Oxford Parkway a short drive away. All in all, Islip is an ideal location for professionals requiring access to major cities while enjoying idyllic village life.

The community is vibrant and supportive, offering the well-regarded Dr South's village primary school (consistently rated 'Good' by Ofsted), church, village hall with a general store, an award-winning restaurant and a currently vacant pub and an NHS medical practice. More comprehensive amenities can be found in nearby Summertown and Kidlington, where secondary schooling is available. There are also many excellent private schools in and around Oxford.

## ADDITIONAL INFORMATION

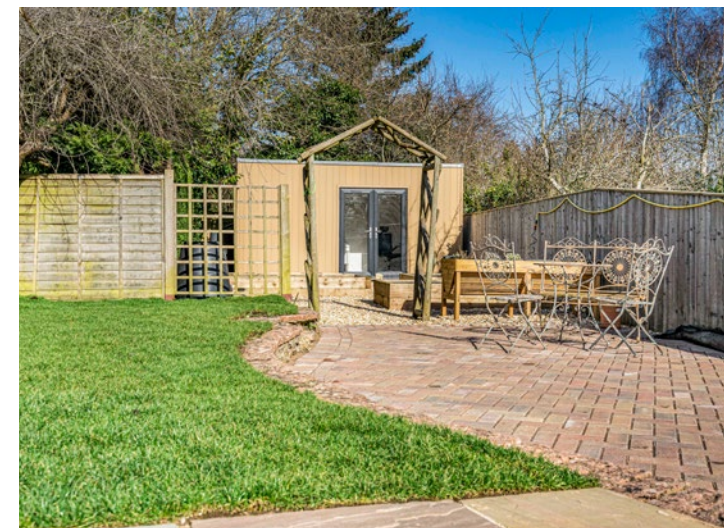
**Services:** Solar/Batteries, 16kw ASHP feeding underfloor heating on both the ground and first floors + 300l hot water tank.

**Tenure:** Freehold with vacant possession on completion.

**Council Tax:** Band G

**Local Authority:** Cherwell District Council

**Viewings:** Strictly by appointment with Carter Jonas 01865 511444.





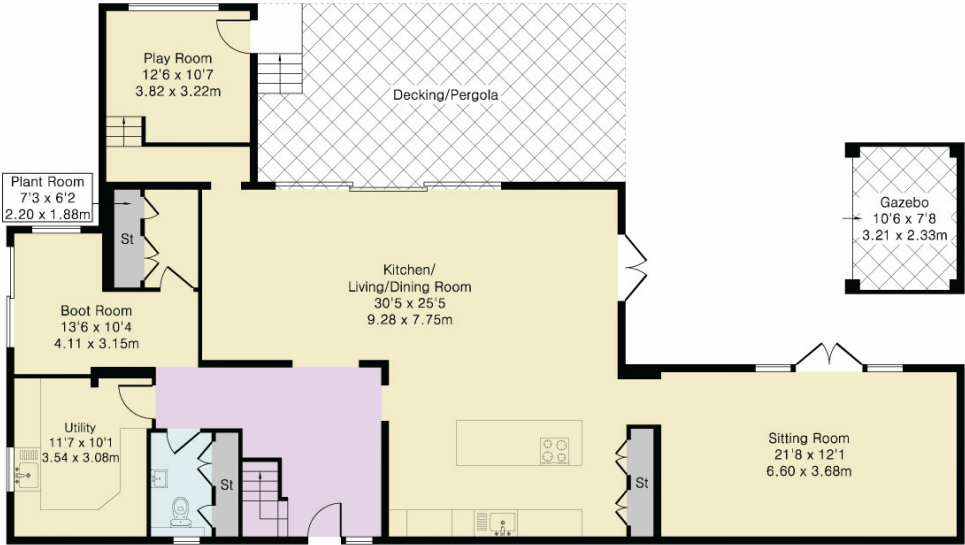
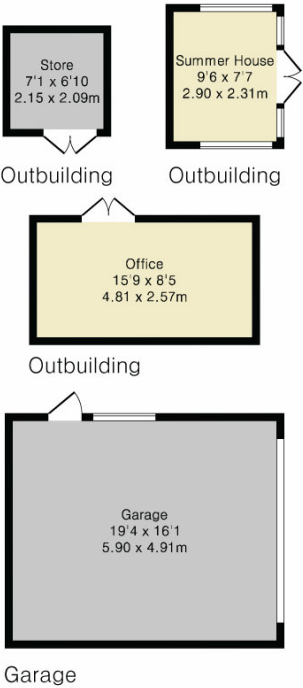
**Approximate Gross Internal Area 3331 sq ft - 310 sq m**

Ground Floor Area 1539 sq ft – 143 sq m

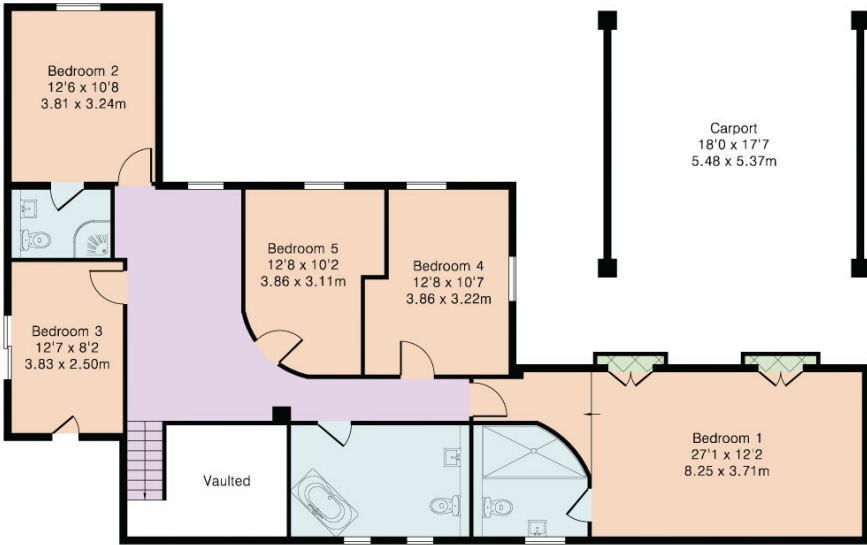
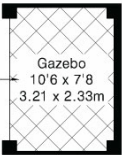
First Floor Area 1226 sq ft – 114 sq m

Garage Area 312 sq ft – 29 sq m

Outbuilding Area 254 sq ft – 24 sq m



Ground Floor



First Floor





## Oxford

[oxford@carterjonas.co.uk](mailto:oxford@carterjonas.co.uk)

01865 511444

Mayfield House, 256 Banbury Road, Summertown,

[carterjonas.co.uk](http://carterjonas.co.uk)

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.