

STAMFORD HOUSE

BURCOT • OXFORDSHIRE



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*Modern family house with private gardens
and planning permission for a separate
detached property in the garden*

Porch • Entrance Hall • Study • Office
Conservatory • Lounge • Dining Room • Kitchen

Master Bedroom with Ensuite
3 Further Bedrooms • Family Bathroom

Double Garage • Secluded Mature Gardens

In all about 0.5 acres

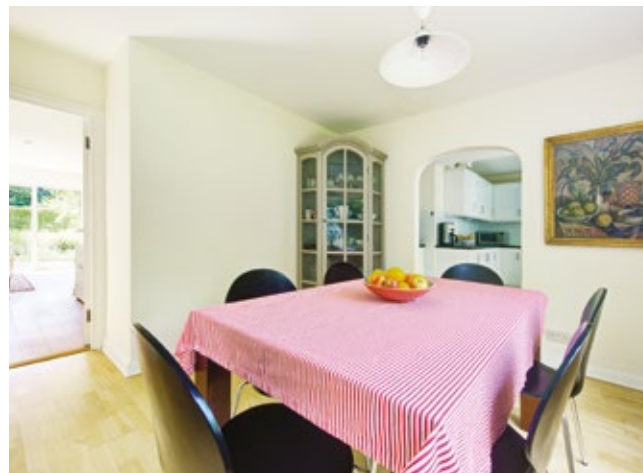
Abingdon 4 miles • Wallingford 5 miles • Oxford 9 miles
Henley-on-Thames 17 miles • London 55 miles
Didcot (BR station) 6 miles
(trains to London Paddington 40 minutes)
(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice
on the last page of the text.



Stamford House

- Stamford House is an attractive modern house built in the 1966 with excellent and versatile accommodation on both the ground and first floors; the property also comes with outline planning permission for the construction of a separate three bedroom house in the plot of Stamford House which is 0.5 acres.
- The property is approached down a private no through road and is set well back from the A415 in a private location. Subject to planning permission and building regulations there is scope to extend and improve the existing house in a number of ways.
- The current house has three double bedrooms including a master bedroom with ensuite and one single bedroom. There is also a family bathroom on the first floor whilst on the ground floor accommodation includes an entrance hall, study, lounge, dining room, kitchen and large office.
- Outside there is both a single and double garage. The extensive garden of Stamford House is mainly laid to lawn with a variety of shrubs and is screened by mature trees and laurel hedge.
- Renowned architects Anderson Orr have obtained outline planning permission for a detached three bedroom house in the garden of Stamford House. Planning application reference number P15/S3148/FUL on the <http://www.southoxon.gov.uk> website.





Burcot, Oxfordshire



Burcot is a picturesque and most sought after hamlet with its own village pub. The nearby villages of Dorchester-on-Thames and Clifton Hampden have a superb range of pubs and restaurants. Clifton Hampden has 2 thatched public houses, with of interest, The Barley Mow, on the South Bank which features in Three Men in a Boat by Jerome K. Jerome. There is also a nursery school, Church of England primary school, post office, church, village school, recreation ground with tennis courts, a cricket club and a doctor's surgery. Further facilities can be found in the nearby centres of Wallingford, Didcot and Oxford.



There is an excellent range of schooling within the area including Abingdon School, The Manor, St Helen and St Katharine, Cothill at Abingdon, Radley

College, Wycombe Abbey, the European School, Chandling's, The Dragon School, St Edward's and Oxford High in Oxford.

Communications in the area are excellent with a train service from nearby Didcot to London Paddington, taking about 40 minutes and the A34 is about 5 miles away leading to the M4 and M40 Junctions 7 and 8.



Directions (OX14 1DB)

From Oxford, proceed south on the A4074 towards Wallingford and Henley-on-Thames. At the Golden Balls roundabout take the third exit, signposted to Clifton Hampden. Turn left at the traffic lights and continue to Burcot. Upon entering the village, the property will be found on the right hand side after a short distance about 50m down a private drive.





Services

Mains gas, electricity, drainage and water.

Fixtures and Fittings

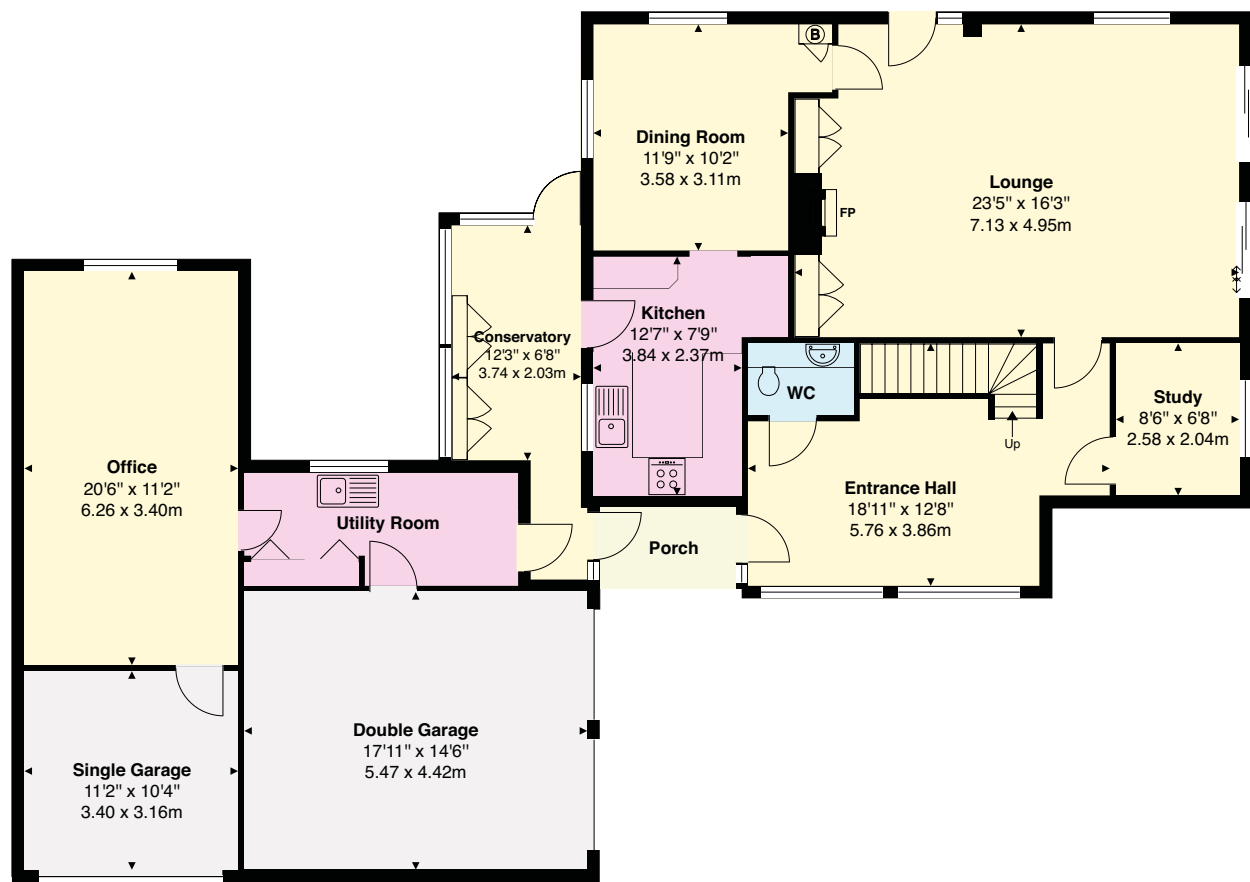
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc, are specifically excluded but may be made available by separate negotiation.

Local Authority

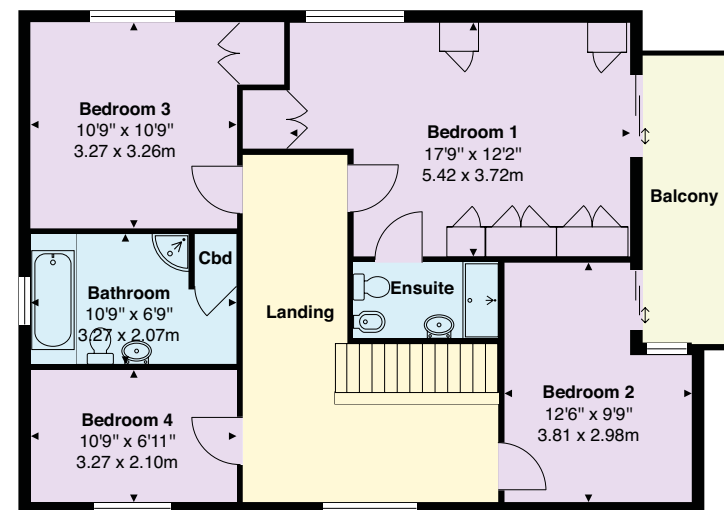
South Oxfordshire District Council – 01235 422 422

Approximate Gross Internal Floor Area
2576 ft²/239.3 m² (excluding balcony)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			