



14 Burcot Park, Burcot, OX14 3DH

Guide Price £775,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A sublime 4 bedroom detached residence, comprehensively and imaginatively refurbished to an exacting standard, to provide stylish living with a genuine sense of distinction and well-being, both internally and externally.

Four versatile reception rooms, including 23'11" bay-fronted sitting room with conservatory off, and four double bedrooms including master with en-suite.

Set well back from the road, within this small select cul-de-sac, standing in larger than average professionally landscaped gardens to front and rear. These form a most attractive feature, merging beautifully with the immediate environment and in complete harmony with the property. Extensive private driveway with turning area, accessing the larger than average garage with utility area. 'Lifestyle' outbuilding with light and power and network, ideal for simply relaxing, alfresco entertaining or occasional semi-enclosed work space/home office, with the benefit of an attached garden store.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.





Key Features

- Circa 2039 sq.ft.
- Gas central heating to radiators
- Double glazing
- Stylish white sanitary ware
- White panelled interior doors.
- Council tax band: F
- EPC rating: C
- Solar panels

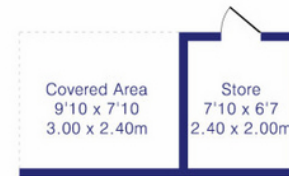
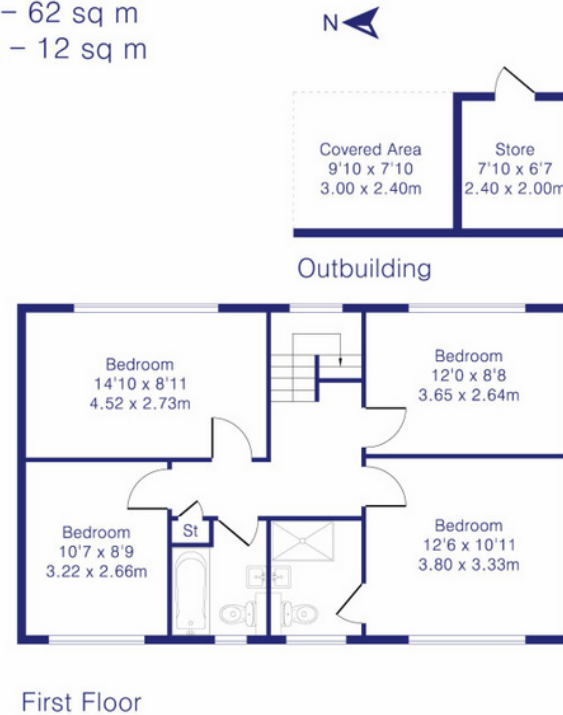
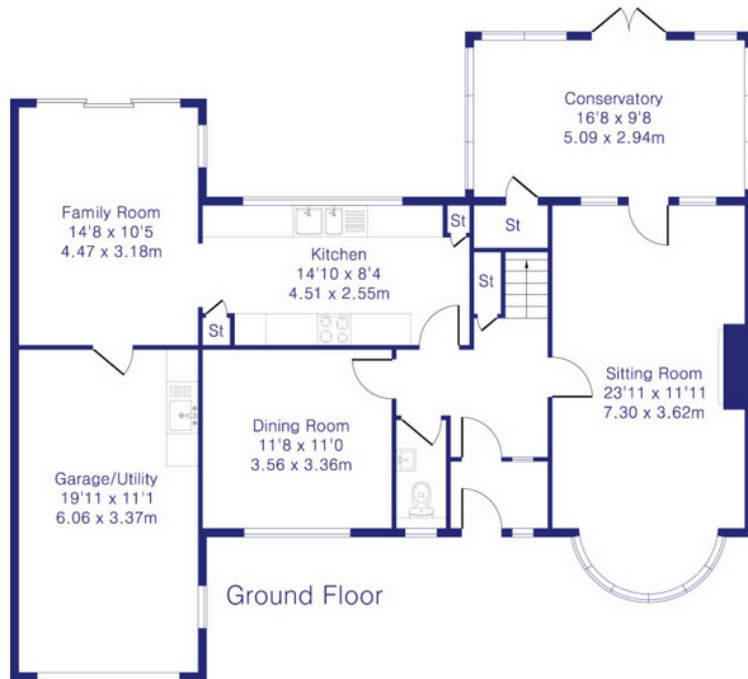
The Location

Burcot-on-Thames is a scenic hamlet comprising a compelling range of primarily individual homes, in a predominantly lightly-wooded setting, which is delightfully semi-rural but by no means isolated.

The Chequers gastro restaurant/pub is within comfortable walking distance, with a broader range of everyday facilities in the neighbouring village of Clifton Hampden (less than a mile); this is also Thameside with community amenities including store/post office, church, junior school, doctors' surgery and renewed riverside restaurant/pub.

There is good access to the nearby market town of Abingdon

Approximate Gross Internal Area 2039 sq ft – 190 sq m
 Ground Floor Area 1253 sq ft – 116 sq m
 First Floor Area 666 sq ft – 62 sq m
 Outbuilding Area 120 sq ft – 12 sq m



Outbuilding

First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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2. Any areas, measurements or distances are approximate.

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