



Abingdon Road, Burcot, OX14 3DJ

Guide Price £1,150,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Riverside is a beautifully extended and comprehensively refurbished single-storey residence, finished to a high standard with contemporary design and thoughtful layout throughout.

The accommodation opens into a welcoming reception hall, leading to four well-proportioned bedrooms. The principal bedroom benefits from a large en-suite shower room, while a second bedroom also features its own en-suite. Two further bedrooms are served by a stylish family bathroom, with the fourth room offering flexibility as a bedroom or study. Modern, recently installed A/C service bedroom 1, 2 & the living room.

A separate utility room and a fitted gym provide additional convenience.

At the heart of the home lies an impressive open-plan kitchen/dining room with a central island, skylight, and garden views—perfect for entertaining and everyday living. A bright, spacious living room completes the reception space, offering a relaxing environment.

Externally, the property sits within private wrap-around gardens with mature planting, seating areas, and outbuildings including a summer house and shed. A detached double garage with electric car charging point, together with a gravel driveway, ensures ample parking. Solar panels further enhance the home's efficiency.

Set within the desirable village of Burcot, Riverside combines modern living with practicality in a tranquil setting.





Key Features

- Extended, refurbished single-storey home with contemporary design
- Four bedrooms, two with en-suites, plus flexible study/bedroom
- Open-plan kitchen/dining with island, skylight, and garden views
- Bright, spacious living room for relaxing and entertaining
- Utility room and fitted home gym
- Wrap-around gardens with seating, summer house, and shed
- Detached double garage with EV charging and driveway
- Solar panels, energy-efficient, close to schools and Oxford/London
- EPC Rating C - Council Tax Band F





The Location

Riverside is set in the peaceful Thameside village of Burcot, combining countryside charm with excellent connectivity. Abingdon (4 miles) and Oxford (8 miles) provide extensive shopping, dining, and cultural facilities, while Didcot Parkway offers fast services to London in around 40 minutes. The area is renowned for its excellent schools, including Abingdon School, Radley College, and Europa School, alongside a range of well-regarded primary options.

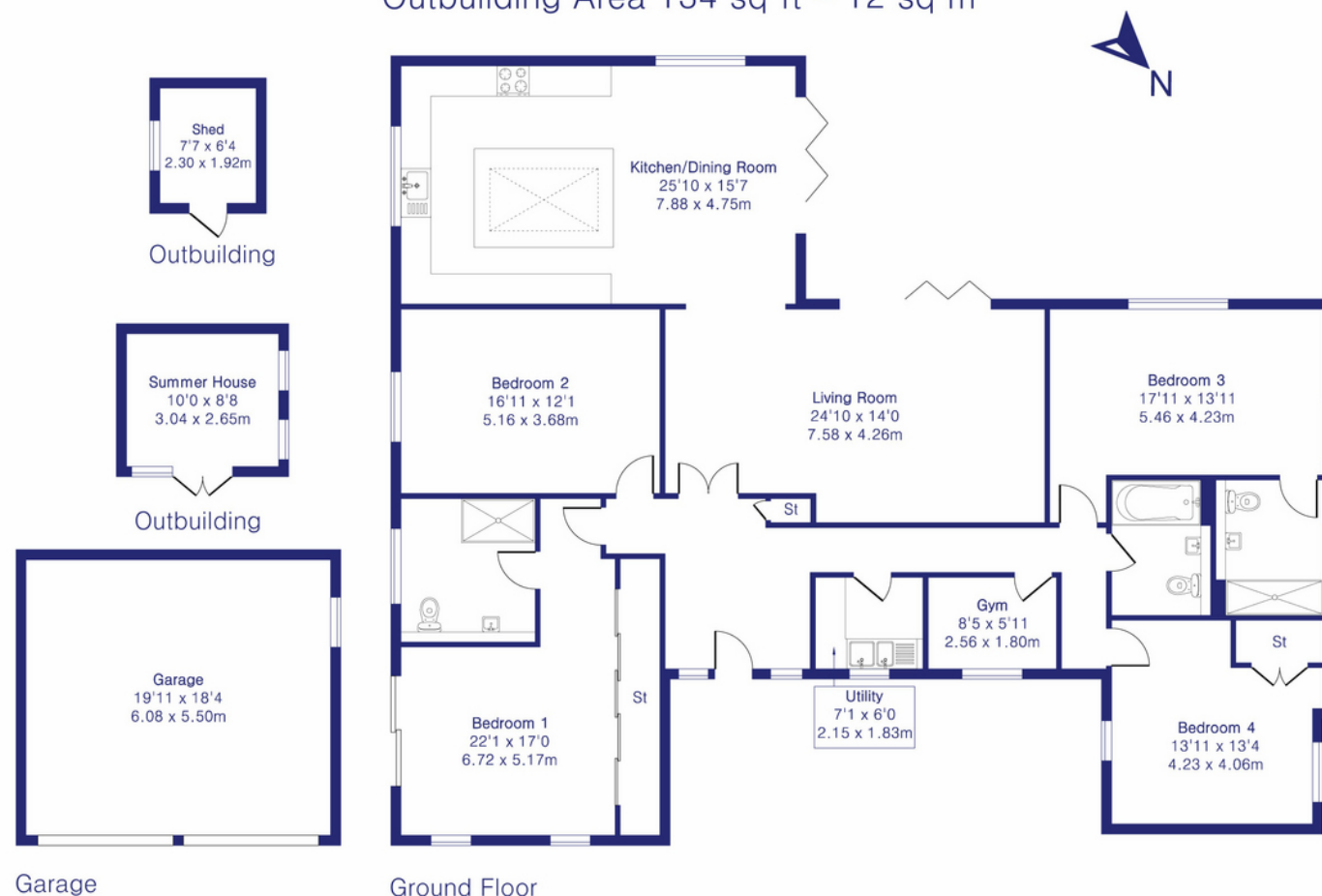
- Utilities: Mains gas/electricity/water. Drainage is connected to a septic tank.
- Heating: Gas central heating.
- Parking: Private driveway & double garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



Approximate Gross Internal Area 2154 sq ft - 200 sq m (Excluding Garage & Outbuilding)

Garage Area 360 sq ft – 33 sq m

Outbuilding Area 134 sq ft – 12 sq m



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