



Abingdon Road, Burcot, OX14 3DJ

£1,425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Of leading specification and style is this statement five bedroom, three bathroom residence comprising nearly 4000sq ft of family accommodation with three large reception rooms, sitting in a beautifully manicured and exceptionally private south facing plot of just over half an acre. This modernist home comes with the added benefit of river access via the nearby lane and the possibility to erect a landing stage for boat mooring.

Fair Beeches has undergone meticulous renovation, modernisation and extension work in recent years; the conclusion of the developers work resulting in a landmark home with all the practical features of modern living including a 31ft kitchen diner, extensive driveway parking for numerous vehicles and a large study enjoying lovely views over the well-stocked garden. The theme of Fair Beeches centres around large bright rooms with consistent use of exceptionally large windows to invite light into all aspects of the property. Externally of render and clad elevations, the property sits quite centrally within its plot and has a large driveway to the front leading to a double garage with electric roller doors. To the rear there is a very generous predominately lawned garden with well stocked borders and mature trees to the rear boundary, which offer the upmost privacy to the plot and extensive patio area. Internally, the property comprises good size entrance hall, cloakroom, family room, stunning kitchen-diner with central island, utility room, 23ft lounge with sliding doors to garden and wood burning stove and study/snug. On the first floor there is a luxury family bathroom with brushed brass fittings and five large bedrooms; both the master and guest bedrooms with en-suite facilities. For the size plot finish and water meadow/mooring possibilities to be fully appreciated; the property must be viewed.





Key Features

- Study/snug & utility room
- 23ft main lounge and separate family room
- Three luxury bathroom
- Stylish five bedroom detached home offering nearly 4000sq ft of high specification accommodation
- 31ft kitchen-diner family room
- Extensive driveway parking for multiple vehicles leading to a double garage with electric roller doors
- River access with the possibility to erect a landing stage and moor a boat
- Landscaped & manicured plot of just over half an acre with a private south facing rear aspect
- EPC Rating: C



The Location

Burcot is a sought after Thames side hamlet within five miles of Abingdon and Wallingford. The Chequers public house is less than a quarter of a mile distant and the nearby village of Dorchester-on-Thames has a superb range of pubs and restaurants. There is an excellent Primary School in Clifton Hampden a doctors surgery and tennis and cricket clubs on the more than generous sports field that is run by the community. Communications from Burcot are excellent with Didcot Parkway Station within six miles for London Paddington (fast train 40 minutes) and the M40 (J7) 9 miles away. Abingdon and Wallingford are immensely charming riverside market towns and provide a much wider range of amenities. Schooling is excellent in the area with Abingdon The Manor St Helen and St Katharine Cothill and Chandlings accessible locally and the wide range of reputable Oxford Schools also in easy reach. The property is also within the catchment area of The Europa School at Culham.

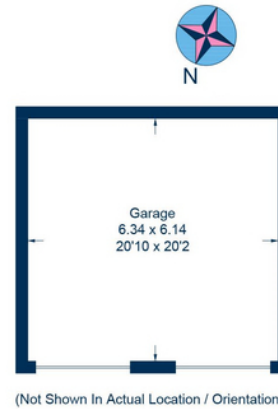
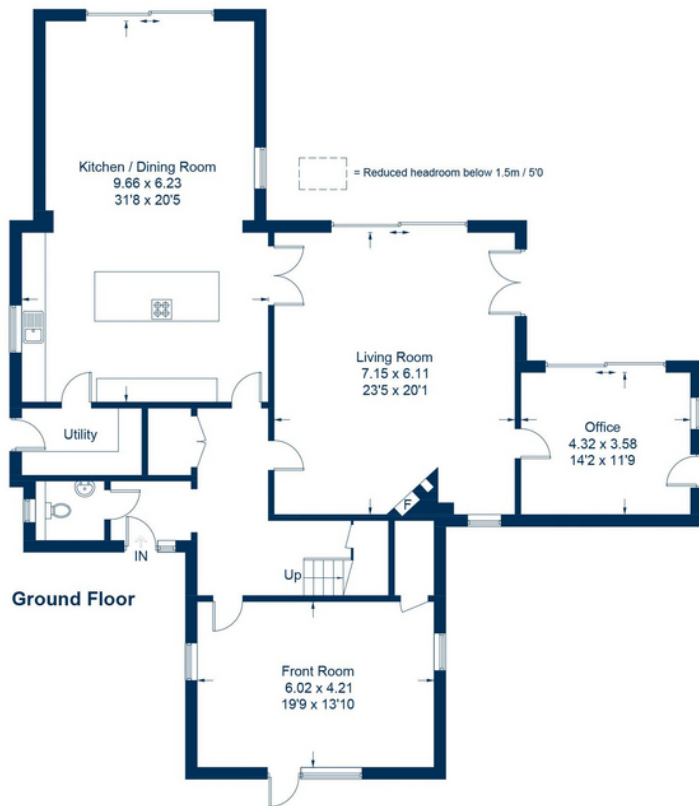


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Approximate Gross Internal Area
Ground Floor = 176.7 sq m / 1,902 sq ft
First Floor = 139.2 sq m / 1,498 sq ft
Garage = 39 sq m / 420 sq ft
Total = 354.9 sq m / 3,820 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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