



Burcot Park, Burcot, OX14 3DH
£850,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Occupying a plot of circa 0.32 acres is this four bedroom detached home offering exceptional potential for extension on a grand scale to create a statement home, subject to planning permission.

Positioned perfectly within its private plot this rare opportunity to create a forever home is offered for sale with no onward chain, beautiful outlook to the rear, in & out driveway and 26ft detached garage. The property comprises entrance porch, entrance hall, shower room, family room, kitchen-breakfast room, and very large L-shaped lounge diner. On the first floor there are four bedrooms, bathroom, and separate cloakroom.

The property offers impressive frontage with in & out access and extensive driveway parking. Finally, to the rear; there is a very good size predominantly lawned garden with open views to the rear. The property also offers outline planning consent for the demolition of the existing dwelling and the erection of two modernist detached homes of 3000sq ft each -Planning Application P23/S1818/O. For the potential, plot and location to be fully appreciated; the property must be viewed.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data could be compromised with some of the major providers. The government portal generally highlights this as an unlikely/very low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





Key Features

- Exceptional potential to extend and reconfigure on a grand scale to create a statement home (subject to planning permission).
- Quiet road with lovely outlook to the rear.
- Four bedroom detached home on a 0.32acre plot
- No onward chain.
- In & out access with extensive driveway parking
- Outline planning consent on the site in replacement of the current house for the erection of two modernist detached homes of 3000sq ft each.
- Garage.





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.

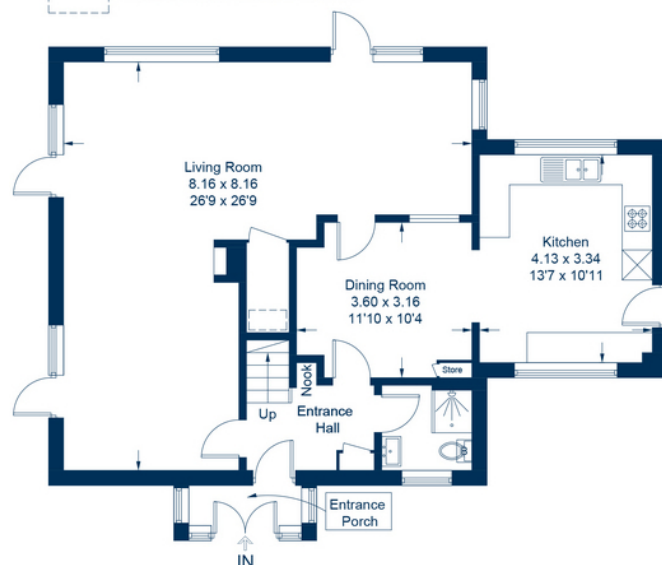
Abingdon and Wallingford are immensely charming riverside market towns and provide a much wider range of amenities. Schooling is excellent in the area with Abingdon The Manor St Helen and St Katharine Cothill and Chandlings accessible locally and the wide range of reputable Oxford Schools also in easy reach. The property is also within the catchment area of The Europa School at Culham.



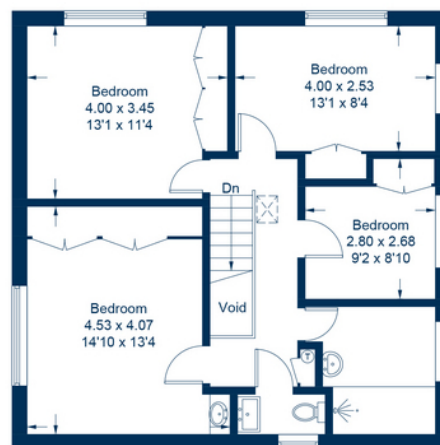
Approximate Gross Internal Area
 Ground Floor = 84.6 sq m / 911 sq ft
 First Floor = 66.4 sq m / 715 sq ft
 Garage = 46.6 sq m / 502 sq ft
 Total = 197.6 sq m / 2,128 sq ft



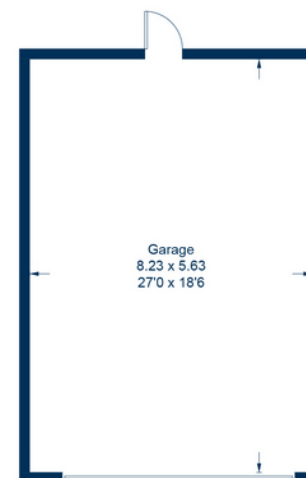
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.

© CJ Property Marketing Ltd

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wallingford Office
 72 High Street, Wallingford
 Oxfordshire, OX10 0BX

T 01491 833 833

E wallingford@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

**THOMAS
 MERRIFIELD**
 SALES LETTINGS