



TREELAND HOUSE

BURCOT ♦ OXFORDSHIRE

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Didcot Railway Station (London Paddington within 40 mins) - 6 ½ miles
♦ Oxford - 8 miles ♦ Wallingford on Thames - 6 ½ miles
(Distances and times approximate)

Quietly tucked away within this pretty hamlet, nestling amongst trees and offering privacy, yet within a short distance from mainline railway at Didcot offering fast connections to Oxford and London Paddington.

A stunning bespoke property with high quality fixtures and fittings and elegantly stylish accommodation extending to approximately 3,304 sq ft inclusive of 3 reception rooms, 4 bedrooms all with ensuites, office and integral double garage. The property has a stunning private garden and plot extends to 0.23 of an Acre plus it has the added advantage of a south facing roof terrace.

- ♦ A Bespoke Modern & Contemporary Residence Of Striking Architectural Design With Private Garden & Roof Terrace Extending To Approximately 3,304 Sq Ft

- ♦ Home Office
 - ♦ Family Room
 - ♦ Sitting Room
 - ♦ Kitchen Breakfast Room
 - ♦ Utility Room

- ♦ A Rural Hamlet with Easy Access to Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

- ♦ Main Bedroom with Walk In Wardrobe and Ensuite Bathroom with Bath and Separate Shower
 - ♦ 3 Further Double Bedrooms with Ensuite Shower Rooms

- ♦ Private Gated Driveway
 - ♦ Integral Double Garage With Electric Door

- ♦ Entrance Hall
 - ♦ Cloakroom
 - ♦ Coats Cupboard

- ♦ 64 ft Roof Terrace

- ♦ Private Garden and plot size 0.23 of an Acre



SITUATION

Burcot is a pretty rural hamlet, located in the civil parish of Clifton Hampden, in the South Oxfordshire district on the left bank of the River Thames. Closely linked to Clifton Hampden which boasts a local shop, post office and primary school it also offers great road and rail links, in particularly at Didcot with fast commuting trains into London Paddington within 40 minutes. Within Burcot itself is the well revered Thatched Roof pub, The Chequers - an exceptional Gastropub and Hotel.

Burcot in the 17th Century was an important trans-shipment point on the Thames. The river at that time had become almost unnavigable between Oxford and Burcot, so that the goods for Oxford had to be unloaded at Burcot and takne on by road. Becoming a desirable Thames-side residential area in the late 19th Century, almost all the original houses had been pulled down. The only survivors from before the Victoria era a Grade II listed Old Cottage, thought to be Tudor, the Tudor Cottage and the 16th-century

pub premises. The poet laureate John Masefield resided in Burcot between 1932 until his death in 1967. The house has since been replaced by a Cheshire Home named in his honour.

In addition to having well revered local state primary and secondary schooling, including a primary school at Clifton Hampden, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.





PROPERTY DESCRIPTION

Treeland is located within a privately owned drive quietly tucked away. Built in 2020, it is a bespoke property, built to an exceptionally high standard including triple glazed windows, recess LED lighting, underfloor heating, stunning designer kitchen and luxurious bathrooms, house alarm and HIVE system. The exterior showcases a striking white rendered finish alongside timber cladding which sits beautifully within its boundary. Entrance is under a long porch into the reception hall with cloakroom, coats cupboard and showcasing its oak and glass staircase. There is an abundance of natural light coming from large windows throughout the house, as well as roof lanterns in both the family room and kitchen. There are 3 large reception rooms, the sitting room, family room and kitchen breakfast room.

The kitchen is of stunning design with integrated top of the range appliances, Quooker tap, and large Island for casual dining and area for more formal dining. The utility room sits at the back of the kitchen with back door for rear access. From the entrance hall is a door into the home office and integral door to the double garage with large electric door. Upstairs the main bedroom has a walk in wardrobe with in-built rails and shelves. The bathroom is fully tiled and has a bath and separate shower. There are 3 further double bedrooms, all with ensuite shower rooms. Two of the bedrooms can access the impressive roof terrace, which at 64 ft, is a wonderful addition to the property. Quite rare, it has a backdrop of trees in the distance and offers a splendid private haven to enjoy basking in the afternoon sun or entertaining with family and friends.





OUTSIDE

Electric gates bring you into the property. The driveway extends to the garage offering parking for several cars. The garden sits at the front and has a large manicured lawn alongside mature trees including Horse Chestnut and a Dawn Redwood. There are fenced boundaries all around and careful planting to the

borders with attractive shrubs. The house can be accessed from both sides and from the back, with door coming out of the utility room. With the added addition of the roof terrace, the gardens offer a wonderful "al fresco" feel to the property and truly compliment this stunning and unique house.



Treeland House, Burcot, Oxfordshire, OX14 3DJ

Approximate Gross Internal Area (including Garage) = 300 sq m / 3229 sq ft

Shed = 7 sq m / 75 sq ft

Total = 307 sq m / 3304 sq ft



CREATESPACE DESIGN ref 556

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains gas, water and electricity are connected to the property. Underfloor heating throughout. Heating and hot water from gas fired boiler and worked with remote HIVE system. Septic tank (shared with next door) / Water softener, House alarm and CCTV system.

Council Tax: G

Energy Performance Rating: B / 88

Postcode: OX14 3DJ

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn right and continue up to the railway bridge and turn left continuing out of the village. Stay on this road through South and North Stoke. When you get to the junction with the A4074 carry straight on. At the Crowmarsh roundabout take the second exit towards Oxford. Continue for approximately 6 miles, then at the Berinsfield Roundabout turn left onto Abingdon Road A415. Continue straight on and you naturally enter Burcot village. Go past The Chequers and then in a few hundred yards on your left turn into the private drive signposted to Treeland and it will be found a short distance along on the left hand side.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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