



Burcot Park, Burcot

Guide Price £795,000

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ESTATES

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Burcot Park, Burcot

This detached family home has been reconfigured and renovated to an exceptionally high standard throughout. The elegant interior design and beautiful attention to detail has created an incredible space. The accommodation comprises; entrance hall, cloakroom, sitting room with open fireplace and feature bay window, open plan kitchen/breakfast room with doors leading to the rear garden, separate utility room and access to the garage on the ground floor.

The first floor offers a master bedroom with walk in wardrobe, ensuite shower room and Juliette balcony enjoying views over the rear garden, second bedroom with ensuite, two further bedrooms and a family bathroom.

To the exterior is a gravel drive, front and rear gardens with mature established borders and a wonderful sense of privacy to the rear allowing you to enjoy your garden within a leafy and beautiful setting.



Situation

Located in the village of Burcot, close to both Abingdon and Wallingford for more comprehensive amenities. The Chequer's public house is a short walk and offers award winning fantastic food and drinks. The village of Dorchester-on-Thames offers a range of hotels, convenience store, hairdressers, pubs and restaurants. The village is very proud of the historic Dorchester Abbey. There are two excellent Primary Schools in both Dorchester-on-Thames and Clifton Hampden and the community in both villages are very active, with many social events, clubs and activities to enjoy. There are also great bus links to the secondary Schools. Didcot Parkway Station is c.6 miles for links to Reading, Oxford and London Paddington (fast train 40 minutes) and the M40 c.9 miles.

Abingdon a bustling riverside market town and is home to some of the most sought after private schools in the area including The Manor, St. Helen and St. Katharine, Our Ladies Abingdon, Abingdon Boys and Chandlings. The catchment for the extremely popular Europa School at Culham also includes Burcot.





Tenure & Possession

Freehold and offered with vacant possession.

Fixtures & Fittings

Some items may be available by separate negotiation with Fortnums Estates.

Viewing arrangements

Strictly by appointment with Fortnums Estates.

Council Tax

Council tax amounting to £3472.96 for the year 2025/26.

Services

All mains services are connected.





Local Authority

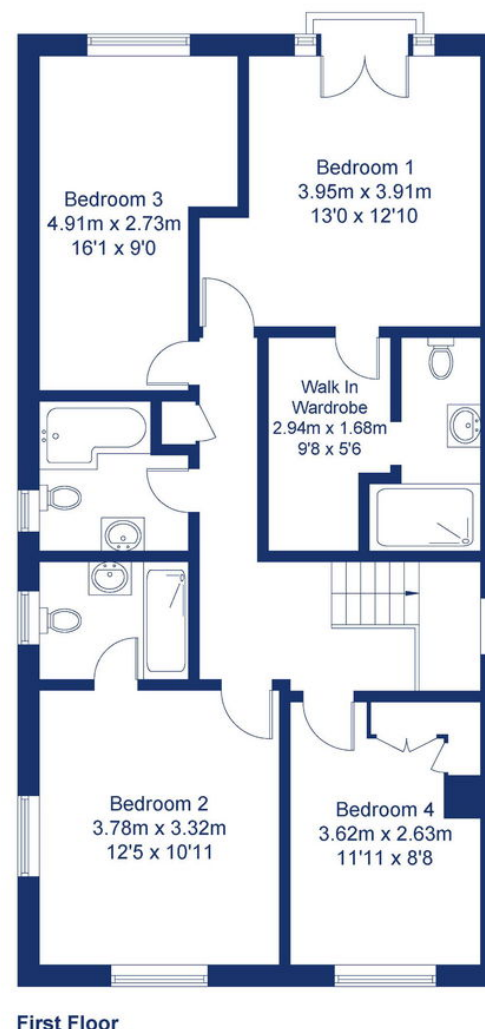
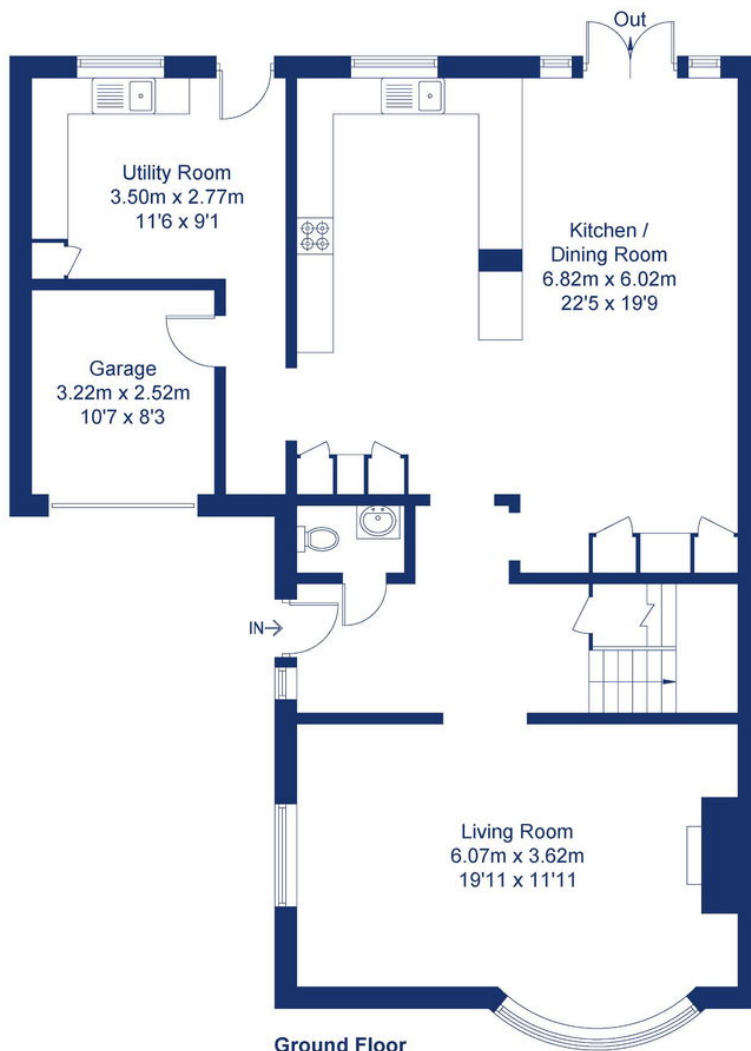
South Oxfordshire District Council

Abbey House, Abbey Close, Abingdon OX14
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Advisory notes

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.





Floor plan produced in accordance with RICS Property Measurement Standards.
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