



Waterside Villas, Burcot-on-Thames, OX14

Guide Price £535,000

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## Waterside Villas, Burcot-on-Thames, OX14

A fantastic opportunity to acquire a two bedroom house, in secure gated grounds. The property is located in the village of Burcot and enjoys River Thames frontage, open countryside views with Wittenham Clumps beyond. The accommodation has been renovated by the current owner to a very high standard throughout and is offered for sale with no onward chain. The accommodation is arranged over two floors and comprises; entrance hall, two ensuite double bedrooms on the ground floor and an open plan design on the first floor offering a fully integrated kitchen, dining area and sitting room with french doors leading to the private balcony which enjoys unspoilt riverside and countryside views. There is a private courtyard garden to the rear with rear pedestrian access leading to the single garage. There is allocated visitor parking available.

Riverside House grounds are truly special and very well maintained. They present a gated drive from the Abingdon Road leading to beautifully kept lawns, private tennis courts for the use of all residents, parking for guests and riverside gardens with shared mooring rights to launch small boats and the opportunity to take full advantage of this wonderful riverside setting.

### Situation

The property is situated in the heart 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







### Tenure & Possession

Freehold and offered with vacant possession and no onward chain.

The development has a formal management company and there is annual service charge of £2283.84 for the year 2025

### Services

All mains services are connected.

### Viewing arrangements

Strictly by appointment with Fortnums Estates.

### Council tax

Council tax band E amounting to £2938.67 for the year 2025/26.





## Local Authority

South Oxfordshire District Council

Abbey House, Abbey Close,

Abingdon OX14 3JE

01235 422422

## 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.*



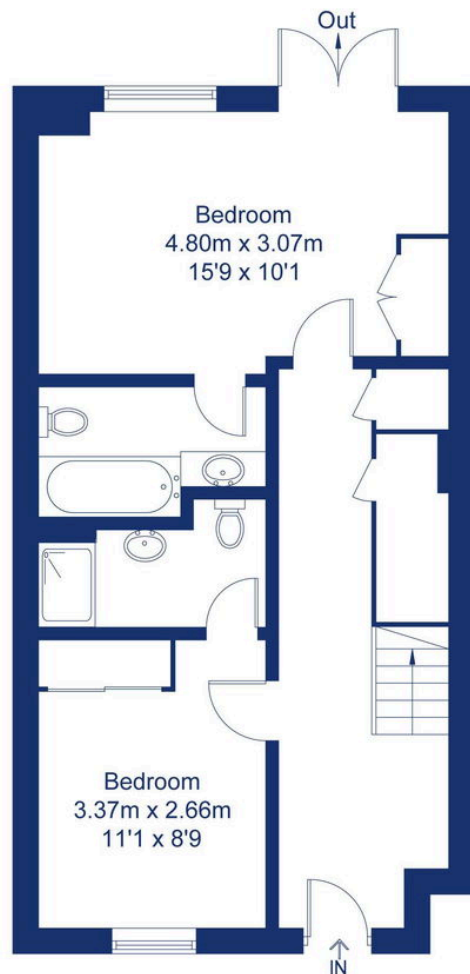


Approximate Gross Internal Area = 92.0 sq m / 990 sq ft

Garage = 15.0 sq m / 161 sq ft

Total = 107.0 sq m / 1151 sq ft

For identification only - Not to scale



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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