



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

7 Waterside Villas, Burcot, Oxfordshire OX14 3BZ



SITUATION

Burcot is a picturesque hamlet on the north bank of the river Thames. It is situated between the historic market town of Abingdon and the City of Oxford, offering convenient access to both. The neighbouring village of Dorchester-on-Thames provides local amenities, whilst Oxford City has comprehensive shopping facilities, and a wealth of entertainment including cinemas, theatres, museums, restaurants, and bars. Didcot Parkway, which is 7 miles distant provides a regular mainline connection to London Paddington in just over 35 minutes. There is equally excellent local access to the A34 and M40.

Bedrooms 2 | Bathrooms 2 | Receptions 1 | EPC C



Developed by Berkeley Homes in 1999, occupying an idyllic riverside location, with far reaching views towards Wittenham Clumps, Waterside Villas is an exclusive gated development in the heart of the Oxfordshire countryside. The property is set within six acres of beautifully manicured grounds with 24 hour mooring facilities and tennis court.

The accommodation has been extensively improved by the current owner. The ground floor includes a spacious entrance hall and two double bedrooms, both with en-suite washing facilities. The principal bedroom is situated to the rear of the property, with an en-suite bathroom, built-in double wardrobes and French doors leading onto the private courtyard garden. The courtyard is fully paved, with space for potted plants and garden furniture, and provides gated access to the nearby single garage, with up and over door, light and power as well as eaves storage. The second double bedroom also benefits from an en-suite shower room and glorious riverside views.

Up the stairs and the light and airy double aspect reception space really wows! To the right of the landing, is the contemporary newly fitted open plan kitchen/dining room, with kitchen island, wooden work surfaces, integrated Miele appliances, induction hob and stainless steel hood. To the left of the landing, is the inviting sitting room, with wooden flooring and recently fitted tri fold doors leading onto the balcony area, which overlooks the stunning communal grounds, the river Thames and the beautiful open countryside.

The property also comes with allocated parking to the front of Riverside House and there is also plenty of visitor parking available.

This is a fabulous home in a beautiful and peaceful setting.



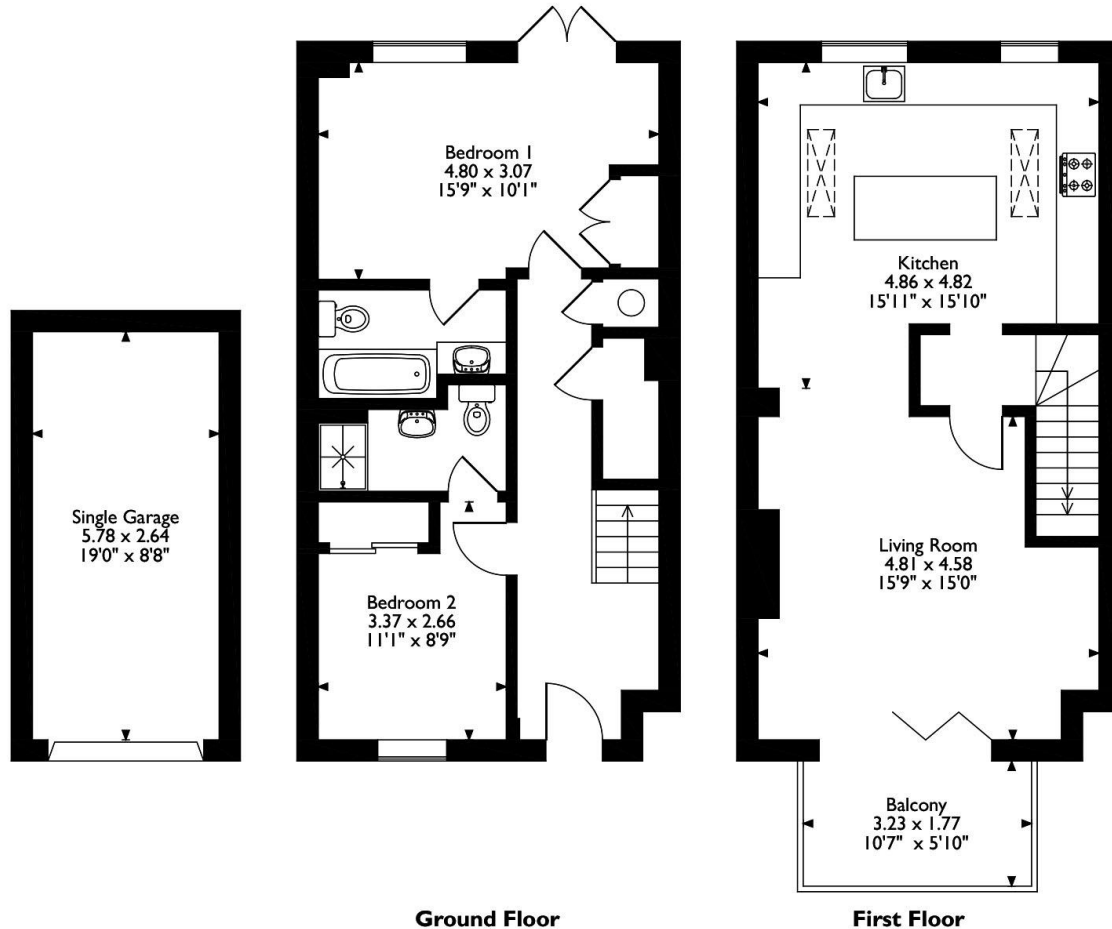
7 Waterside Villas, Burcot, Abingdon, Oxfordshire

Approximate Gross Internal Area

Main House = 92 Sq M/990 Sq Ft

Garage = 15 Sq M/161 Sq Ft

Total = 107 Sq M/1151 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SERVICES: Gas central heating, mains water and drainage.

COUNCIL TAX BAND: E
South Oxfordshire District Council

SERVICE CHARGE: £2,537.80 p/annum

VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES

Morgan & Associates

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