



# THE COURT HOUSE

WATERCROFT  
BURCOT, OXFORDSHIRE



**An exquisite newly built home that offers a lifestyle of luxury and refinement, nestled in a prime location with breathtaking views over the River Thames.**

The Court House is a palatial new house in a magical riverside position situated in the pretty hamlet of Burcot overlooking open countryside.

The ground floor offers a magnificent open plan kitchen/dining/living room with feature fireplace and glass doors with beautiful waterside views. A utility room with side access, media room, study and cloakroom make up the remainder of the downstairs accommodation.

The first floor boasts five spacious bedrooms, three of which have luxurious en-suites, including a master bedroom with en-suite and walk-in dressing room, as well as an additional family bathroom.

The house features a private south-facing terrace including sunken hot tub with river views. A renovated boathouse at the end of the landscaped garden adds to its charm, with an addition of a slipway.

Double garage and off-street parking are available for multiple vehicles at the front.



# THE COURT HOUSE

Approx Gross Internal Area: 3,778 sq.ft. / 351 sq.m.  
Double Garage: 431 sq.ft. / 40 sq.m.  
Total: 4,209 sq.ft. / 391 sq.m.

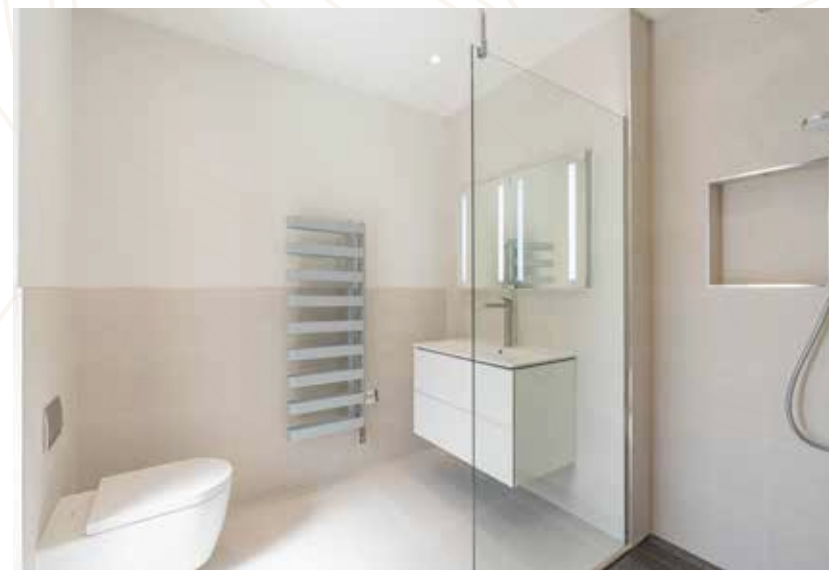


THE COURT HOUSE  
Kitchen (Internally Staged Image)



THE COURT HOUSE

Family/Living Room (Internally Staged Image)



# THE COURT HOUSE



GROUND FLOOR

|                  |               |               |
|------------------|---------------|---------------|
| Living Room      | 6.54m x 6.53m | 21'6" x 21'5" |
| Kitchen / Dining | 6.54m x 6.40m | 21'6" x 21'0" |
| Media Room       | 4.03m x 3.58m | 13'3" x 11'9" |
| Study            | 3.97m x 2.42m | 13'0" x 7'11" |
| Garage           | 6.62m x 6.00m | 21'9" x 19'8" |
| Boat House       | 9.26m x 4.63m | 30'5" x 15'2" |



FIRST FLOOR

|               |               |                |
|---------------|---------------|----------------|
| Principal Bed | 6.81m x 5.30m | 22'4" x 17'5"  |
| Bed 2         | 5.30m x 4.13m | 17'3" x 13'7"  |
| Bed 3         | 5.43m x 4.88m | 17'10" x 16'0" |
| Bed 4         | 6.52m x 3.92m | 21'5" x 12'10" |
| Bed 5         | 4.44m x 4.03m | 14'7" x 13'3"  |



THE COURT HOUSE

Principal Bedroom (Internally Staged Image)



THE COURT HOUSE

Family/Living Room (Internally Staged Image)

# THE COURT HOUSE

## SPECIFICATION

### EXTERIOR

- ▶ Set in an acre of land next to a mature woodland
- ▶ 40 metres of river frontage onto the River Thames
- ▶ Refurbished boathouse and slipway
- ▶ Capacious patio with porcelain tiles surrounded by a frameless glass balustrade
- ▶ Sunken hot tub
- ▶ South facing garden
- ▶ Featured external lighting
- ▶ Double garage with electric roller doors
- ▶ Electric car charger installed within the garage
- ▶ Additional gated parking to the side of the house
- ▶ Aluminium windows and doors
- ▶ Render with vertical timber cladding finish externally

### INTERIOR

- ▶ Duravit sanitary ware and units in the bathrooms
- ▶ Porcelain tiles wall and floor tiles in the bathrooms
- ▶ Bespoke steel, oak and glass staircases with feature lighting
- ▶ Walnut internal doors
- ▶ Antique bronze finished ironmongery
- ▶ Ceramic tiles throughout the ground floor
- ▶ Luxury carpets on the first floor

### KITCHEN

- ▶ Bespoke Kitchen by Bakehouse
- ▶ Large feature island constructed of Neolith with a walnut breakfast bar
- ▶ Neolith worktops
- ▶ Wolf oven, steam oven, and two warming drawers
- ▶ Subzero refrigerator, freezer drawer, and three refrigerated drawers and wine conditioner
- ▶ Fisher & Paykel dishwasher drawers
- ▶ Miele dishwasher and built-in freezer, washing machine, and condenser dryer
- ▶ Gaggenau induction hob with rise & fall downdraft extraction unit
- ▶ Concealed Tea station with Zip boiling tap
- ▶ Featured lighting throughout



### HEATING AND ELECTRICS

- ▶ Solar panels and three 3.5kw batteries
- ▶ Three phase power supply
- ▶ Underfloor heating throughout the property provided by air source heat pump
- ▶ Domestic hot water provided by two air recovery units
- ▶ Featured lighting throughout

### PEACE OF MIND

- ▶ 10 year Global Homes warranty
- ▶ Alarm system and CCTV with memory storage
- ▶ Main entrance door by Urbanfront with pivot hinge and fingerprint entry system

# BURCOT LOCAL AREA

The River Thames acts as a natural route of connection between Watercroft and its surroundings.

Downstream lies Dorchester-on-Thames, with local amenities, public houses and its famous Abbey, founded in 1140. Passing through Clifton and Culham Locks to the west, brings you into Abingdon, a bustling town with independent schools, shops, cafes and farmers markets, larger supermarkets and retail parks. Further upstream, or 8 miles by car, appear the dreaming spires of Oxford. A renowned university city featuring theatres, museums, concert halls and a cafe culture, with wider connections across the country by rail and road, and its Westgate shopping complex hosting larger high street brands.

Watercroft is the latest in an enviable series of properties that are able to call Burcot home; a peaceful countryside setting, perfectly connected to all that modern life offers.



# LIVING LOCALLY

Nestled peacefully in South Oxfordshire, the hamlet of Burcot lies south of Oxford, and near multiple villages and market towns, such as Dorchester-on-Thames, Abingdon and Wallingford.

An important trans-shipment point in the 17th Century for goods headed to Oxford, Burcot became a desirable Thames-side residential area in the later 19th century, and is a relatively young settlement architecturally. One of the oldest buildings in the hamlet is its 16th century thatch-roofed pub, The Chequers, which has recently developed into a restaurant and boutique hotel.



Birmingham  
Coventry



#### Travel/Connections from Watercroft, Burcot

**Abingdon** - 5.2 miles  
**Didcot** - 6.3 miles  
**Oxford** - 7.8 miles  
**Bicester** - 21.4 miles  
**London** - 55.6 miles  
**Coventry** - 66 miles  
**Birmingham** - 83.1 miles



#### Nearby Rail lines from Watercroft, Burcot

**Culham** - 2.3 miles  
**Didcot** - 7.1 miles  
**Radley** - 7.6 miles  
**Oxford** - 7.9 miles

#### Fine Dining

**The Chequers at Burcot** - 0.4 miles  
**The Crazy Bear Stadhampton** - 4.3 miles  
**Quod Restaurant & Bar** - 7.9 miles  
**The Randolph Hotel** - 8.2 miles  
**Parsonage Grill** - 8.7 miles

#### Private Country Clubs

**Estelle manor** - 18.7 miles  
**Soho Farmhouse** - 28.1 miles

#### Golf Course/Spa

**The Springs Resort & Golf Club** - 8.4 miles  
**Frilford Heath Golf Club** - 9.5 miles  
**Huntercombe Golf Club** - 11.1 miles  
**The Oxfordshire Golf Hotel & Spa** - 11.2 miles



**Waitrose & Partners** - 5.3 miles

Abingdon

Bicester

Oxford

London

BURCOT

Berinsfield

WATERCROFT

Didcot



**Atterbury** Homes

## ABOUT THE DEVELOPER

*Established in 2019 by Mike Sharp and Tom Woodard, Atterbury Property Development Ltd. prides itself in producing the finest new homes in enviable locations across Oxfordshire. Traditional build techniques and expert craftsmanship are at the heart of everything they do, completed by a modern attitude to architecture and finishing touches; this blend creates timeless properties that are at the cutting edge of energy-efficiency, reliability and appearance.*



**Breckon & Breckon**  
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**GET IN TOUCH**

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**Atterbury** Homes

The background of the entire image is a dark grey topographic map. It features numerous thin, light grey contour lines that meander across the frame, creating a complex, organic pattern of peaks and valleys. The lines are more densely packed in some areas, indicating steeper slopes, and more spread out in others, indicating flatter terrain. The overall effect is a textured, monochromatic landscape.

WATCH THE FILM

**[BRECKON.CO.UK/WATERCROFT](http://BRECKON.CO.UK/WATERCROFT)**