



Abingdon Road, Burcot, OX14

Guide Price £1,195,000

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Set within c.1/5th of an acre this beautifully presented detached home has been cherished and completely refurbished by the current owners. The thoughtful design creates a warm, inviting space perfectly suited to modern family life. From the moment you step inside, the sense of light and space is immediately apparent, with well-proportioned rooms and a layout designed for both everyday living and special occasions. The ground floor offers a welcoming entrance hall leading to a versatile study/bedroom 4; ideal for home working or homework time alongside a practical utility room with direct access to the rear garden, keeping day-to-day family life effortlessly organised. A convenient cloakroom adds to the functionality of the home. The generous sitting room provides a relaxing hub for the family, complete with doors opening onto a raised patio; perfect for summer evenings or supervising children at play. The dining room also enjoys access to the garden, creating a seamless flow for entertaining, while the stylish, contemporary kitchen is both sleek and functional, offering a wonderful space for cooking and gathering. Upstairs, the property continues to impress with three well-sized double bedrooms all with fitted storage, ensuring plenty of room for a growing family or visiting guests. The principal bedroom benefits from a spacious ensuite, providing a peaceful retreat, while the remaining bedrooms are served by a well-appointed family bathroom. The landing is light and airy with fitted storage and generous airing cupboard. Above is an extensive loft space offering excellent potential, subject to planning, to create a further two ensuite bedrooms enjoying far reaching views. Outside, the home is equally appealing. A private driveway and garage offer ample parking. The south facing wrap around rear garden is a true highlight, mainly laid to lawn, it provides a safe and generous space for children to play, complemented by beautifully established borders and mature specimen trees that add charm and seasonal interest. To the rear of the plot, a versatile c.18m period barn offering exciting potential, whether used for a play area, or a unique entertaining space. With a covered section, it's perfect for enjoying the outdoors in all weathers whether sheltering from the rain or relaxing in the shade on sunnier days.





The property enjoys a wonderfully central position in the charming village of Burcot. Just a short drive away, the thriving market towns of Abingdon and Wallingford provide a wide range of shops, supermarkets, cafés, and leisure facilities, making family life both convenient and enjoyable. Within walking distance, The Chequers, renowned for its award-winning food and short stay accommodation; perfect for relaxed family meals. Burcot is a close knit, friendly village where residents often come together for social events, local gatherings, and activities. The village hall often hosts community events and celebrations, helping to foster connections among neighbours. Within c.2 miles are two highly regarded primary schools in Dorchester-on-Thames and Clifton Hampden. The Clifton Hampden Village Hall (c.1.5miles) is a central hub for various social events, clubs, and gatherings. The hall hosts regular events such as coffee mornings, quiz nights, book clubs, and social evenings for locals to enjoy. Dorchester-on-Thames offers a delightful selection of amenities including a shop, a variety of pubs and restaurants. Dorchester Abbey hosts community events throughout the year and Bishops Court Farm, offering delicious food and drinks and a music venue for regular events. Culham Station is c.2 miles, providing access to Abingdon, as well as connections to Oxford and London. Didcot Parkway railway station c.6 miles, offers services to Reading, Oxford, and London Paddington, with journey times to London of around 40 minutes. The M40 motorway is also within easy reach.



Tenure & Possession

Freehold and offered with vacant possession.

Services

All mains services are connected.

Viewing arrangements

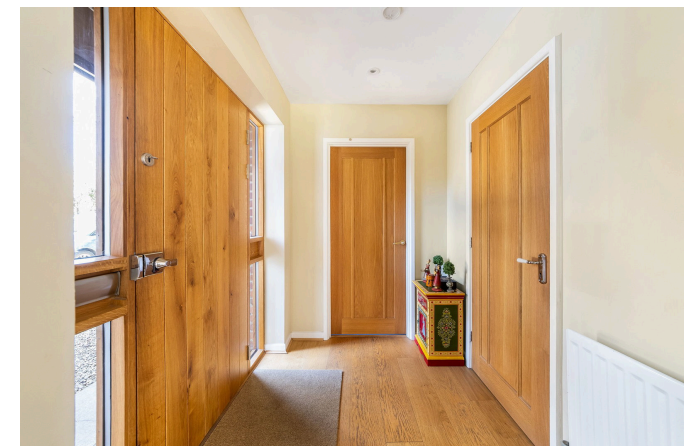
Strictly by appointment with Fortnums Estates.

Council tax

Council tax band D amounting to £2,474.44 for the year 2025/26.

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 = 161.20 sq m / 1735 sq ft

Barn = 81.40 sq m / 876 sq ft

Garage = 14.40 sq m / 155 sq ft

Total = 257.0 sq m / 2766 sq ft

For identification only - Not to scale



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Not to scale, for illustration and layout purposes only.

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01865 745555



Prama House, 267 Banbury Road, Summertown, Oxford, OX2 7HT



sales@fortnumsestates.co.uk

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