



Burcot Park, Abingdon, OX14 3DH

Guide Price £725,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Presenting to an exacting standard is this four-bedroom detached home which is located on the quiet cul-de-sac of Burcot Park. The property has been completely renovated to an incredibly high standard by the current owners.

The welcoming entrance hall leads to a beautifully appointed open-plan kitchen diner, with bi-fold doors onto the garden, and an adjoining utility room with internal access to the storage garage, perfect for family living and entertaining. Finishing off the ground floor, you have a generously sized sitting room with a wood-burning stove and a double-height bay window, allowing an abundance of natural light.

The first floor comprises of four double bedrooms, two of which have en-suites. There is a guest suite to the front of the house, complete with a full-size shower in the en-suite and dual-aspect windows. Two bedrooms share the family bathroom with bathtub, and the master suite to the rear has a Juliet balcony overlooking the garden, a walk-in wardrobe, and an en-suite shower room.

Outside, you have a gravel driveway providing ample parking, with mature hedging creating privacy. The rear garden offers a balance of laid lawn and mature trees and plants, creating a wonderfully private space with a large patio perfect for al fresco dining.





Key Features

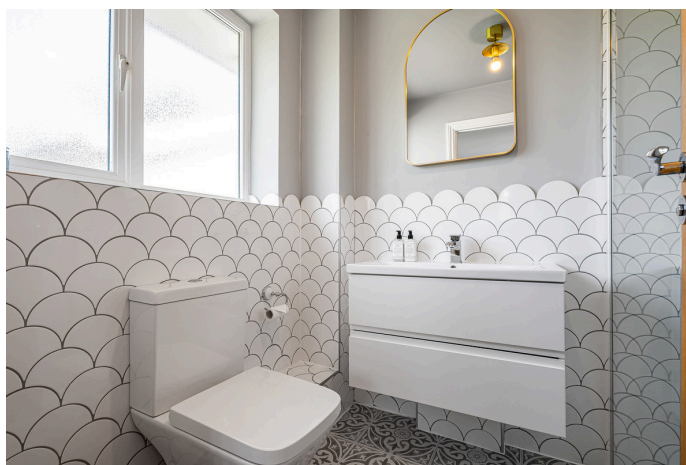
- Immaculately presented
- Four double bedrooms
- Open plan kitchen dining room
- Large rear garden
- Driveway parking for multiple cars
- Principle bedroom with walk in wardrobe



The Location

Burcot is a picturesque riverside hamlet, which is both peaceful and well connected. A wide range of amenities can be found in nearby Clifton Hampden, including a store/post office, church, junior school, doctors' surgery and riverside pub/restaurant. The nearby market towns of Abingdon, Didcot, Wallingford and Oxford providing a wide choice of shopping, dining and leisure facilities. Didcot Parkway offers a mainline service to London Paddington in as little as 36 minutes, while Culham station, has convenient links to Didcot Parkway and Oxford.

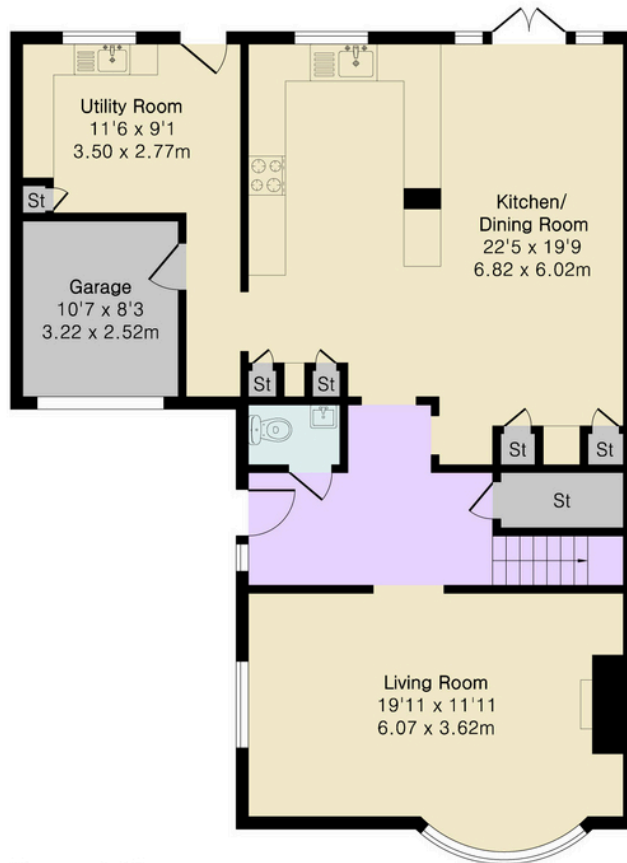
Some material information to note: Gas central heating, mains water, mains electrics and Mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking and a storage garage. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



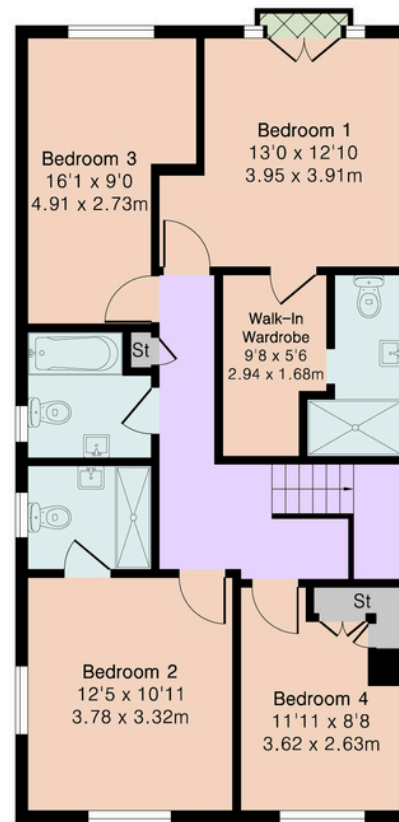
**Approximate Gross Internal Area 1875 sq ft - 174 sq m
(Including Garage)**

Ground Floor Area 1056 sq ft – 98 sq m

First Floor Area 819 sq ft – 76 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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