

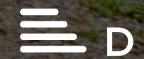
WE VALUE



YOUR HOME

A photograph of a large, traditional red brick house with a tiled roof. The house features several gables, a prominent chimney, and white-framed windows with shutters. A wooden door is located on the ground floor. The property is surrounded by a well-maintained garden with a gravel driveway and a variety of colorful shrubs and trees. The sky is clear and blue.

Rosemary Cottages, Burcot
Offers In Excess Of £750,000



Beautifully presented and thoughtfully extended, this fully renovated period property dating back to the 1890s offers four bedrooms and an abundance of character. Blending charm with modern comfort, the home features partial underfloor heating, a south-facing rear garden, a driveway with ample off-street parking, and an EV charging point.

Inside, the modern L-shaped kitchen/dining room boasts high-end integrated appliances and large doors opening onto the garden, creating the perfect space for entertaining. The ground floor also offers a welcoming lounge, a versatile reception room, a study, and a practical shower/utility room with fitted cupboards.

Upstairs, there are four well-proportioned bedrooms. The main bedroom benefits from an en-suite featuring a unique Japanese-style plunge bath with shower over, while a contemporary family bathroom serves the remaining bedrooms, complete with both a bath and a walk-in shower.

Located in Burcot, this offers a blend of rural charm with convenient access to amenities and transport links, with benefits including a picturesque setting, a strong community feel, excellent local schools and pubs, and proximity to Oxford.





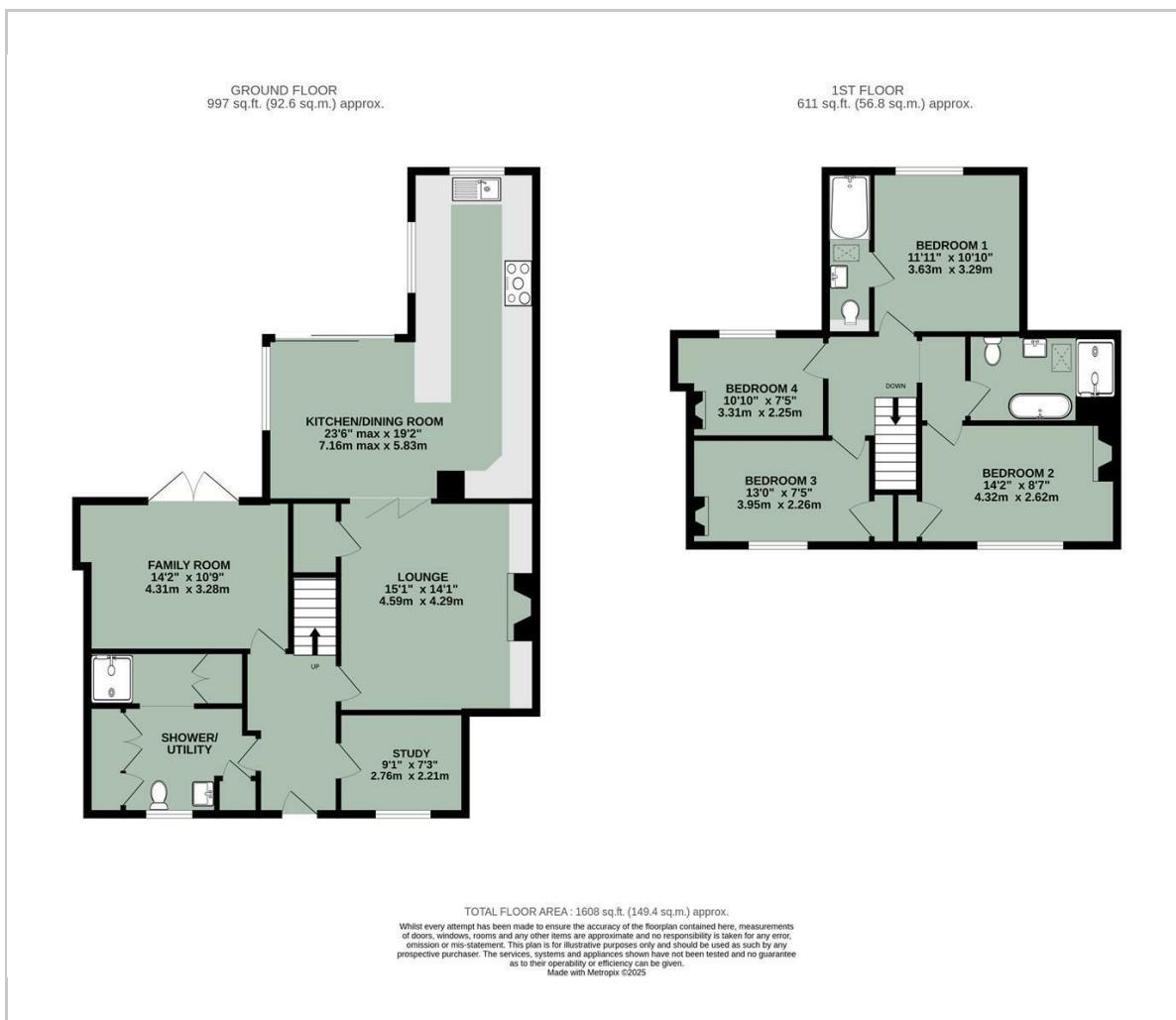
- SPACIOUS FOUR BEDROOM FAMILY HOME
- SOUTH FACING PRIVATE REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- STYLISH KITCHEN/DINING ROOM WITH HIGH-END INTEGRATED APPLIANCES
- LOUNGE, VERSATILE RECEPTION ROOM & STUDY TO GROUND FLOOR
- MODERN EN-SUITE, FAMILY BATHROOM & DOWNSTAIRS SHOWER/UTILITY ROOM
- DRIVEWAY PROVIDING SPACE FOR AMPLE OFF-STREET PARKING
- EV CHARGING POINT



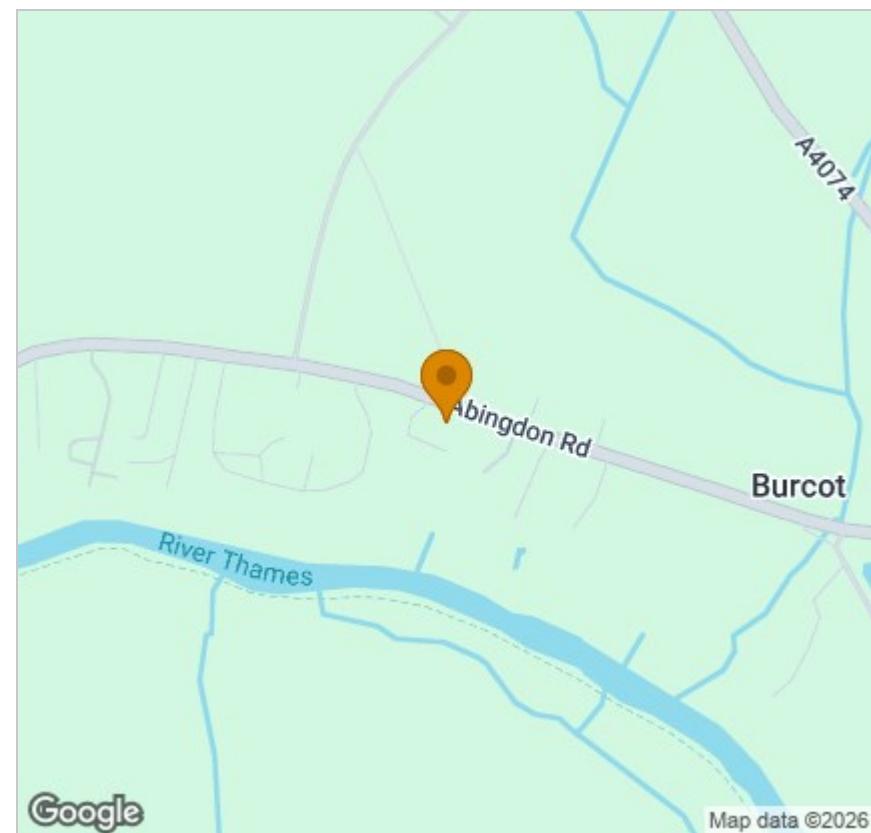
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

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