



Land to the East of Orchard Stables, Burcot, OX14 3DQ
£300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

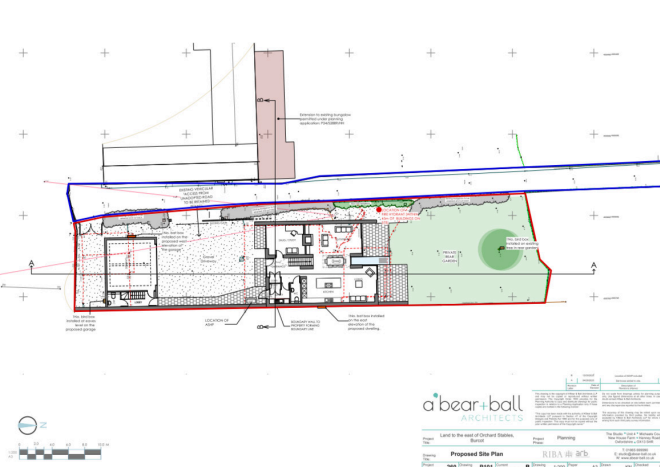
The approved scheme, by A'Bear & Ball Architects, is a striking contemporary home. It has twin gables, a grey standing seam metal roof, white render and vertical timber cladding. The total GIA, including the garage and studio, is approximately 289 m² (3,111 sq ft). The ground floor is laid out around an open-plan kitchen, dining and living space with a vaulted ceiling over the dining area, plus a separate lounge, snug/study, utility, plant room and WC. Upstairs are four bedrooms, two with en-suites and balconies, and a family bathroom. Outside, the detached double garage has a WC and an artist's studio/home office above. Parking and turning space for four cars is reached through an electric sliding gate. The scheme is designed to a low-energy specification with an air source heat pump, MVHR, solar panels to the garage roof and battery storage. Full Planning reference on South Oxfordshire District Council Portal - P25/S2573/FUL. P26/S2916/S73 – granted 29 September 2026. This removed Condition 3 (flood risk) and varied Conditions 4 (surface water drainage), 5 (foul water drainage) and 6 (tree protection) to compliance conditions, with the approved schemes now in place.





Key Features

- Full planning permission granted for a statement 3111sq ft home - P25/S2573/FUL
- Impressive design.
- Private location.
- 0.25 acre plot.
- Double garage.

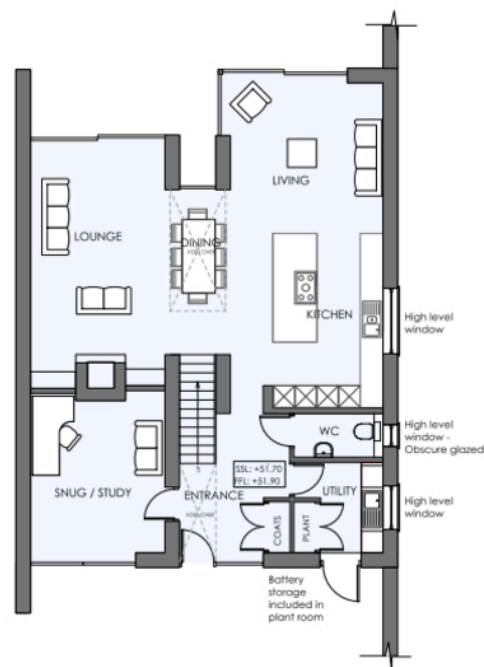


The Location

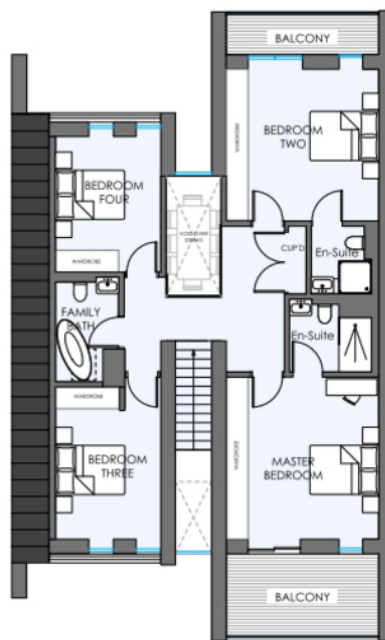
Burcot is a small, attractive hamlet on the north bank of the River Thames, in the parish of Clifton Hampden in South Oxfordshire. The site lies around 150m from the river and outside the flood zone, within a settled residential setting. Burcot is home to The Chequers, a thatched pub and restaurant renowned for its steaks. Clifton Hampden, with its primary school, church and pub, is a short distance away, and the historic village of Dorchester-on-Thames is less than two miles away. The A415 gives quick access to Abingdon and Culham station, and Didcot Parkway offers mainline services to London Paddington. The site falls within the Oxford Green Belt.

Some material information to note - £36,912.68 – Liability Notice CIL 8754/01, issued 2 October 2026 (no self-build relief claimed). Private road with right of access. Please note existing garage on the site has some asbestos. The proposed build would be sceptic tank. Please be aware that Permission in Principle has been granted on neighbouring land for between two and four dwellings, under P25/S1545/PIP. It was allowed on appeal on 13 May 2026 and covers approximately 0.24 hectares (0.59 acres). Before that scheme can go ahead, a Technical Details Consent application will be needed. Interested parties are advised to review the application and appeal decision as part of their own due diligence.





GROUND FLOOR PLAN, AS PROPOSED



FIRST FLOOR PLAN, AS PROPOSED

a bear+ball
ARCHITECTS

Rev	Description	Date	Drawn by	Checked by
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Project Title:	Land to the east of Orchard Stables, Burcot	Project Phase:	Planning	Project Location:	The Studio "Unit 4" * Melville Court New House Farm * Honey Road Oxfordshire * OX13 3JF
Drawing Title:	Proposed Floor Plans	Project Number:	260	Drawing Number:	P102
Current Revision Letter:	A	Drawing Scale:	1:100	Paper Size:	A3
Drawn By:		Checked By:			

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