



Burcot, South Oxfordshire, OX14 3DH

Guide Price £725,000

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Nestled within the highly desirable village of Burcot, this exceptional detached family home has been beautifully reimagined and extensively renovated to create a truly outstanding residence. Combining timeless elegance with contemporary design, every aspect of the property has been finished to an exacting standard, resulting in a home that is both stylish and effortlessly functional.

From the moment you step inside, the quality and attention to detail are immediately apparent. The welcoming entrance hall leads to a beautifully appointed sitting room, where a charming bay window and wood-burning stove create a warm and inviting atmosphere. At the heart of the home lies a stunning open-plan kitchen and breakfast room, thoughtfully designed for modern family living and entertaining, with doors opening directly onto the garden and flooding the space with natural light. A practical utility room, cloakroom and internal access to the garage further enhance the home's everyday convenience.

The first floor offers superbly proportioned accommodation centred around a luxurious principal suite, complete with a walk-in wardrobe, elegant en-suite shower room and Juliette balcony overlooking the gardens. A generous guest bedroom also benefits from its own en-suite, while two further double bedrooms are served by a beautifully finished family bathroom.

Outside, the property enjoys a wonderful setting with a gravel driveway providing ample parking and attractive, mature gardens to both the front and rear. The rear garden is a particular highlight, offering a high degree of privacy and a peaceful, leafy backdrop the perfect space for family gatherings, al fresco dining or simply unwinding in tranquil surroundings.

Offering the rare combination of village charm, exceptional presentation and modern family living, this is a home ready to be enjoyed from day one.





The property enjoys a wonderfully central position in the charming village of Burcot, offering the perfect balance of peaceful countryside living with easy access to everyday essentials. Just a short drive away, the thriving market towns of Abingdon and Wallingford provide a wide range of shops, supermarkets, cafés, and leisure facilities. Within walking distance, The Chequers is renowned for its award-winning food and welcoming atmosphere and short stay accommodation. 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. Families are particularly well catered for, with two highly regarded primary schools located 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.



Culham Station is approximately 2 miles from Burcot, making it a very short drive or a quick bike ride away. The station provides easy access to nearby towns like Abingdon, as well as connections to Oxford and London via the mainline. It's a convenient transport option for those living in or near Burcot. Excellent bus links provide straightforward access to a range of secondary schools in the surrounding area. For commuters, Didcot Parkway railway station is approximately 6 miles away, offering fast and regular services to Reading, Oxford, and London Paddington, with journey times to London of around 40 minutes.

Fixtures & Fittings

Some items may be available by separate negotiation with Fortnums Estates.

Viewing arrangements

Strictly by appointment with Fortnums Estates.

Council Tax

Council tax amounting to £3472.96 for the year 2025/26.

Local Authority

South Oxfordshire District Council

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.



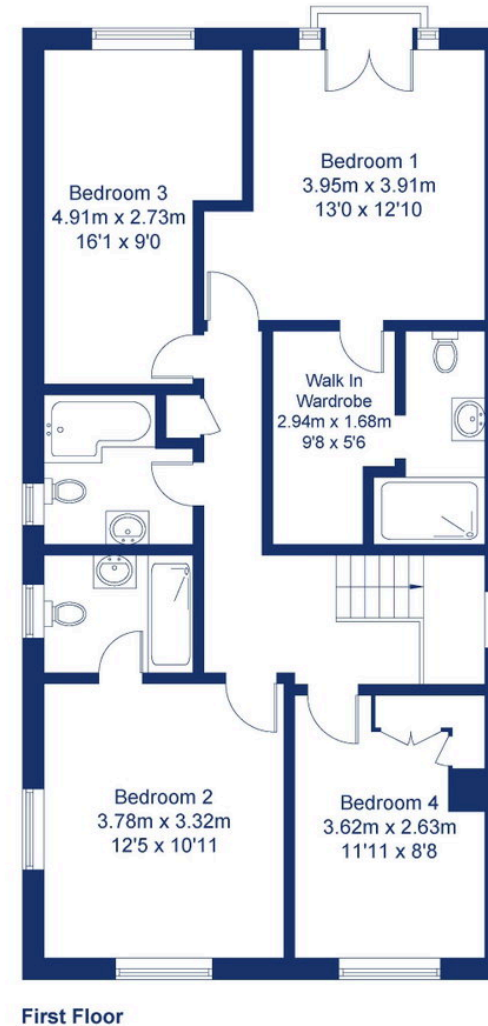
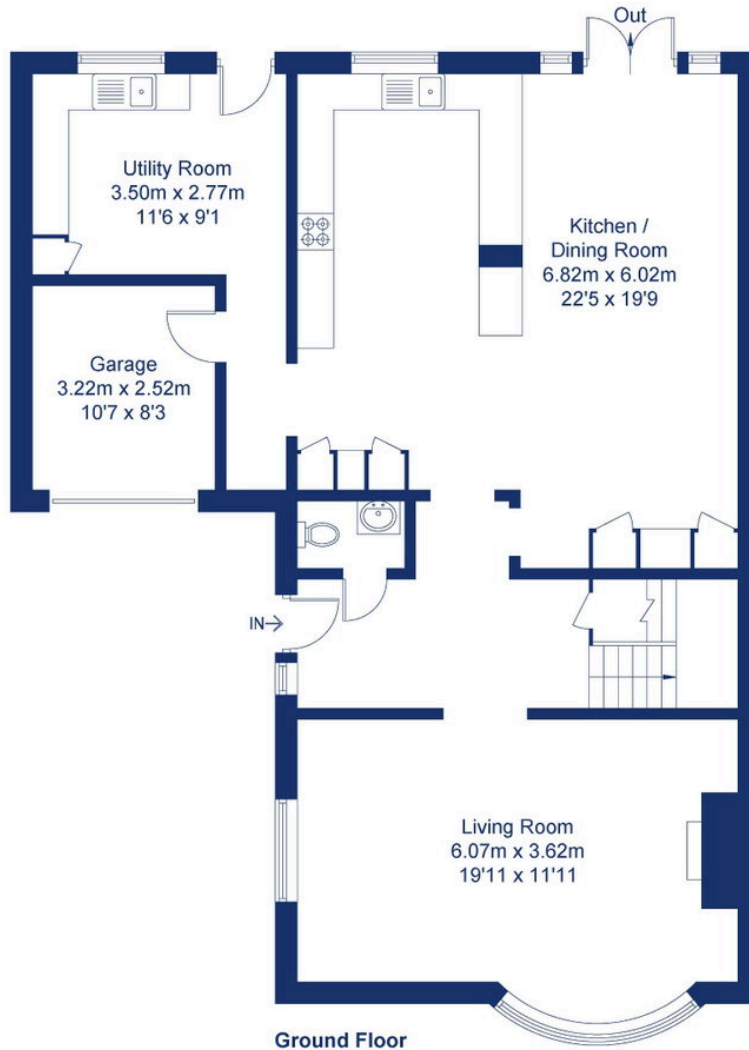


Approximate Gross Internal Area = 166.10 sq m / 1788 sq ft

Garage = 8.10 sq m / 87 sq ft

Total = 174.20 sq m / 1875 sq ft

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards.
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01865 745555

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

sales@fortnumsestates.co.uk

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