



Burcot, South Oxfordshire, OX14 3DH

Guide Price £775,000

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This superb detached family home has been thoughtfully reconfigured and comprehensively renovated to an exceptionally high standard throughout. Elegant interior design combined with meticulous attention to detail has created a truly impressive and welcoming living space. The accommodation comprises an inviting entrance hall, cloakroom, a stylish sitting room featuring a wood burning stove and attractive bay window, and a stunning open-plan kitchen/breakfast room with doors opening onto the rear garden. A separate utility room and internal access to the garage complete the ground floor. The first floor provides a luxurious principal bedroom with walk-in wardrobe, en-suite shower room and Juliette balcony overlooking the rear garden. There is a second bedroom with en-suite facilities, two further well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a gravel driveway and beautifully maintained front and rear gardens with mature, established borders. The rear garden offers a wonderful sense of privacy, creating a peaceful, leafy setting ideal for outdoor enjoyment.

Situation

Located in the village of Burcot, close to both Abingdon and Wallingford for more comprehensive amenities. The Chequer's public house is a short walk and offers award winning fantastic food and drinks. The village of Dorchester-on-Thames offers a range of hotels, convenience store, hairdressers, pubs and restaurants. The village is very proud of the historic Dorchester Abbey. There are two excellent Primary Schools in both Dorchester-on-Thames and Clifton Hampden and the community in both villages are very active, with many social events, clubs and activities to enjoy. There are also great bus links to the secondary Schools. Didcot Parkway Station is c.6 miles for links to Reading, Oxford and London Paddington (fast train 40 minutes) and the M40 c.9 miles. Abingdon a bustling riverside market town and is home to some of the most sought after private schools in the area including The Manor, St. Helen and St. Katharine, Our Ladies Abingdon, Abingdon Boys and Chandlings. The catchment for the extremely popular Europa School at Culham also includes Burcot.





Tenure & Possession

Freehold and offered with vacant possession.

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.

Services

All mains services are connected.



Local Authority

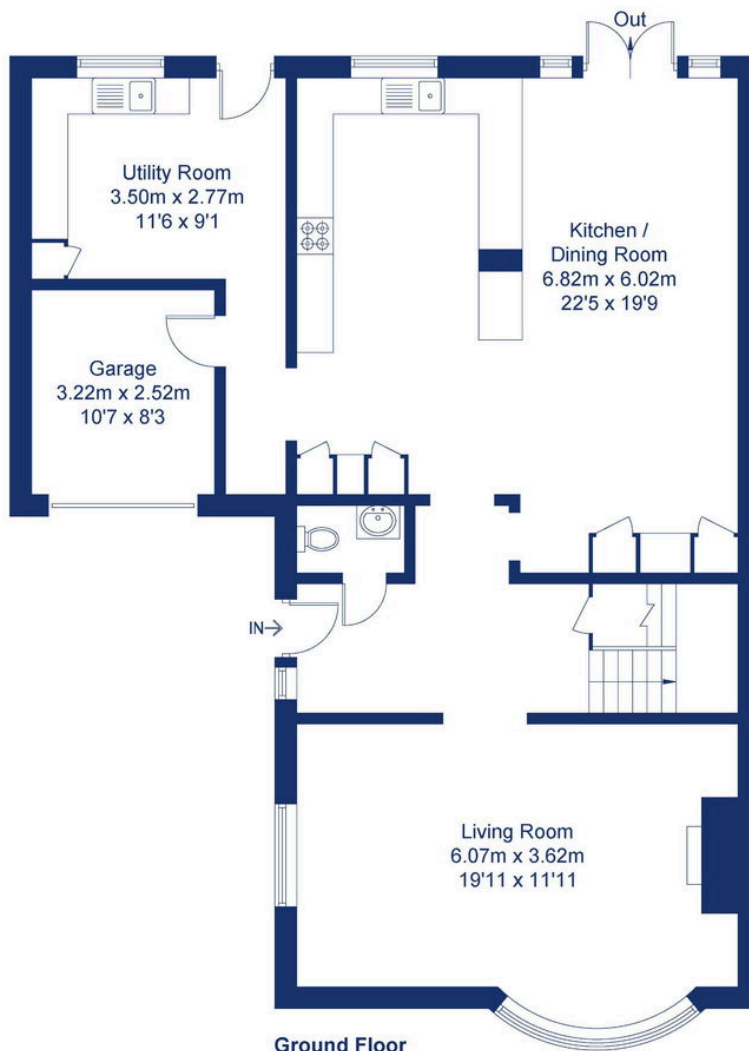
South Oxfordshire District Council

Abbey House, Abbey Close, Abingdon OX14
3JE
01235 422422

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.





Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied for the floorplan are for general guidance, and as such must be considered as incorrect. 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.