



Riverside House, Burcot, OX14

Guide Price £375,000

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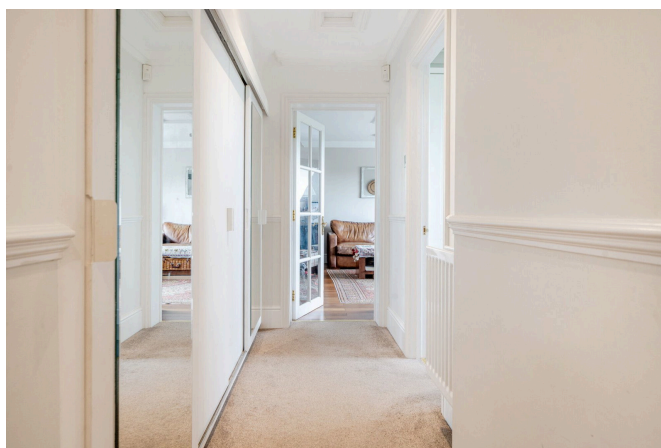
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A delightful two bedroom apartment enjoying uninterrupted, picturesque views over the River Thames and the rolling Oxfordshire countryside, perfectly framed from every room. Accessed via a well-maintained communal entrance, the property opens into a private lobby with stairs rising to a bright and spacious interior. The accommodation features two generous double bedrooms, a stylish shower room, a well-appointed kitchen, and an inviting open-plan sitting and dining area; ideal for both relaxing and entertaining. Further benefits include a single garage, an allocated parking space, and additional visitor parking for convenience. The grounds of Riverside House are a true highlight; beautifully maintained and offering a sense of exclusivity and tranquillity. A gated driveway from Abingdon Road leads to expansive manicured lawns, private tennis courts for residents, and ample guest parking. The stunning riverside gardens provide shared 24 hour mooring rights for small boats, offering a rare opportunity to fully embrace this exceptional waterside lifestyle.





The apartment 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. The village hall often hosts community events and celebrations, helping to foster connections among neighbours. Both villages boast strong, welcoming communities with an abundance of clubs, activities, and seasonal events. Clifton Hampden Village Hall (c.1.5miles) is a central hub for various social events, clubs, and gatherings. The hall hosts regular events such as coffee mornings, quiz nights, book clubs, and social evenings for locals to enjoy. Nearby Dorchester-on-Thames offers a delightful selection of amenities including hotels, a shop, hairdressers, and a variety of pubs. Culham Station is c.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. 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. The M40 motorway is also within easy reach, providing excellent road connections.



Tenure & Possession

Leasehold with 995 unexpired years remaining and offered with vacant possession and no onward chain. The development has a formal management company and there is a service charge of £290.77/month (for the year 2025)

Viewing arrangements

Strictly by appointment with Fortnums Estates.

Council tax

Council tax band E amounting to £2938.67 for the year 2025/26.

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 = 88.90 sq m / 957 sq ft

Garage Area = 14.0 sq m / 151 sq ft

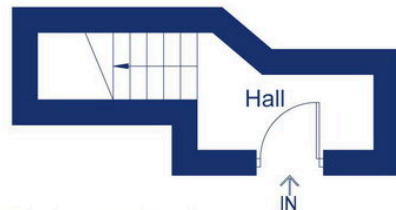
Total Area = 102.90 sq m / 1108 sq ft

For identification only - Not to scale

 = Restricted Head Height



(Not Shown In Actual
Location / Orientation)



Private Entrance
Second Floor



Top Floor

Not to scale, for illustration and layout purposes only.
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