



Burcot, Abingdon OX14 3DP



Abingdon Road, Burcot

In a delightful and private setting with established grounds of 1.15 acres this charming family home is approached via a private driveway: situated well back from the road it is on the edge of Dorchester on Thames. There is 3275 sq.ft. of accommodation with 5 double bedrooms along with a large open plan kitchen/family/dining room, a separate first floor drawing room and a beautiful orangery. Outside there is extensive parking with garage, store and carport. The park-like grounds enjoy a high degree of privacy, walled on 2 sides with a dense yew hedge and brook to the west side.

Accommodation

Entrance Hall: Radiator, stairs to landing.

Inner Hall: Tiled floor, radiator, storage cupboard, open way into the orangery and beyond a rear lobby with tiled floor and door to the garden.

Kitchen/Breakfast Room: 21'5 x 8'6 Double aspect with windows to front and side, fitted with a range of storage units with pelmet lighting, worktops incorporating a breakfast bar. Integrated induction hob, extractor hood, electric oven, combi microwave/oven and plate warmer, wood floor, two radiators, painted wood ceiling, space for a large fridge freezer, down lighters.



Tenure - Freehold

Dining Area: 17'1 x 12'1 Window to the side, wood floor, two radiators, storage cupboard, open way into:

Family Room: 17'7 x 8' Wood floor, bay window to the rear and sliding patio doors out the terrace at the side, beamed ceiling.

Orangery: 22'8 x 15' A stunning room with bi-fold doors opening to the terrace, glass roof and tiled floor with electric under heating.

Utility Room: 8' x 5'5 Appliance space, stainless steel sink and gas boiler.

Study: 17'3 x 9' Window out to the front, radiator, cast iron spiral staircase.

Bedroom 2: 17'1 x 14'9 (L shaped)
Window out to the front: fitted wardrobe and radiator.

Bedroom 3: 13'10 x 10' Front aspect, picture rail and radiator.

Dressing Room: 6'6 x 5'4 Window to the front and wardrobe.

Bathroom: Fitted with a white 3-piece tiling, radiator, window.





Staircase from the main hall leads to the first floor landing. Twin glazed doors access the roof, cast iron balustrade and twin doors through to:

Drawing Room: 23' 9 x 16' 10 Triple aspect with a bow window to the rear and windows either side, brick fireplace with a tiled hearth and wood mantel with a recessed log effect gas fire, two electric panel heaters.

The landing leads through to the inner landing which has a cast iron staircase down to the lobby. Staircase to;

Loft Room: 22' in length with a 5' 1 ridge height, 3 Velux windows and access to further storage space.

Bedroom 5/ Family Room: 16' 6 x 11' 5 Large Velux to the front, pine ceiling, electric panel heater (this could be separated off from the landing).

Bedroom 1: 15' 2 x 15' Window to the side with large Velux, fitted wardrobes, electric, panel heater.

Luxury En Suite Shower Room: 3-piece including walk-in shower cubicle, shower unit, tiling, two chrome radiators, window.

Bedroom 4: 15' 4 x 10' Velux window, ceiling beams, door to a dressing area with wardrobe, electric panel heater.

Shower Room: White 3-piece suite including a shower cubicle, two chrome radiators, Velux and down lighters.

Outside

The grounds exceed to 1.15 acres, are private and face southwest. A gravel drive leads into the property, there is an area of lawn to the front with a mature front hedge and metal railings and a large laurel to the side. The driveway leads in turn to an extensive parking and turning area to the rear of the property.
Carport: 17' 9 x 10

Garden Store: 15' 10 x 8' 6 with light and power.

Garage: 15' 3 x 15' 8 Twin doors opening to the front with light and power.

Rear Garden: Extensive terrace to the rear of the house with a retaining stone wall, planted with occasional mature shrubs. Beyond the park-like grounds are replete with specimen shrubs and trees with a stunning 11ft brick wall running the length of one side and across the rear. On the far side the grounds border a stream with a line of yew trees along its length.



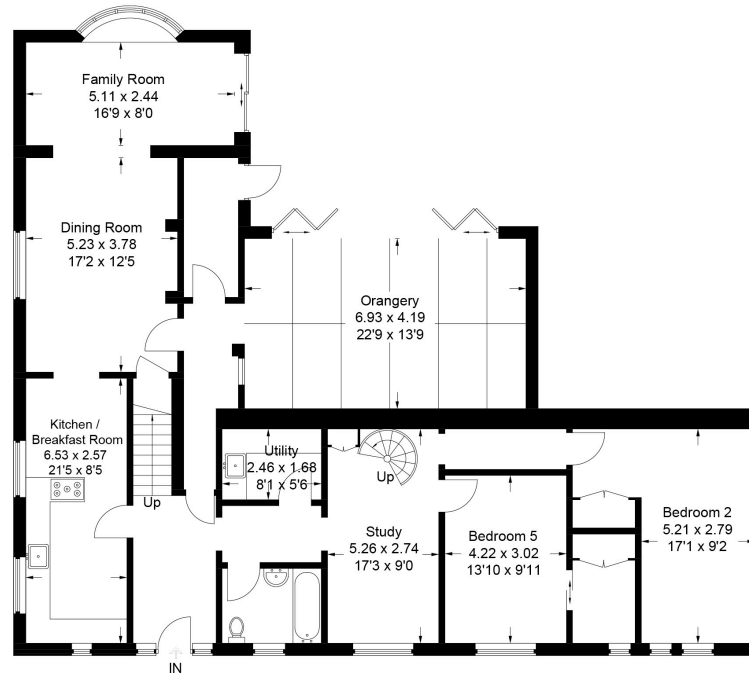
Directions

Proceed north from our offices via St Martins Street to the crossroads by Waitrose. Go straight over the traffic lights into Castle Street. Proceed along the Shillingford Road down past the Shillingford Bridge Hotel and over the bridge. Turn left at the roundabout onto the A4074 towards Oxford. After passing through Shillingford turn left at the next junction towards Dorchester. Once in Dorchester follow the High Street and turn left into Abingdon Road. Follow this along to almost to the junction with the Abingdon/ Berinsfield turn. Turn left just after the Leonard Cheshire Home.

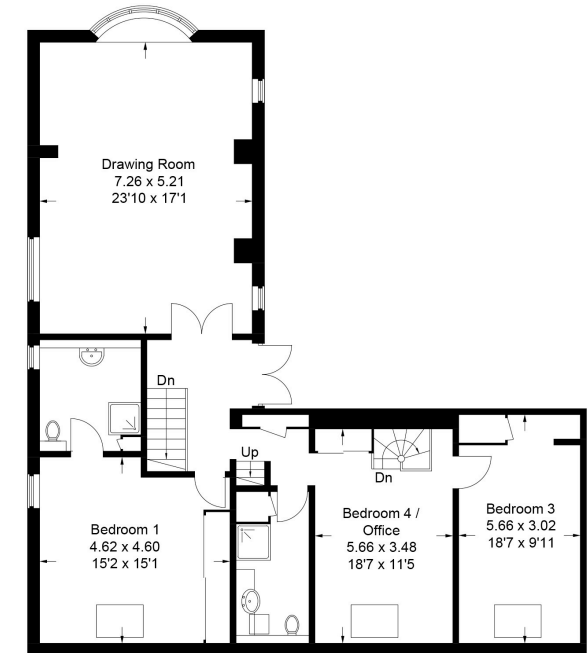
Approximate Gross Internal Area
Ground Floor = 180.2 sq m / 1940 sq ft
First Floor = 124 sq m / 1335 sq ft
Total = 304.2 sq m / 3275 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	66
England & Wales		
	EU Directive 2002/91/EC	



Ground Floor



First Floor

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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