

PROPERTY AGENTS

JPKnight



Burcot Park, Burcot OX14 3DH



Burcot Park, Burcot

A delightful family home situated in a no through road in this attractive hamlet: there is driveway parking, a garage and, to the rear, a mature and private 68' garden. The spacious accommodation features a large hallway, living room with large bay and fireplace, dining room, kitchen/breakfast room, cloakroom and utility: upstairs there are 4 bedrooms and 2 bathrooms. It is ideally placed for the A4074 with access to both Oxford and Reading.

The property has gas central heating to radiators and is double glazed.



Tenure - Freehold

Entrance Porch:

Double glazed window, casement door to:

Reception Hall:

Stairs to landing with cupboard under and radiator.

Cloakroom: Fitted with a white 2-piece suite, window.

Living Room: 19'10 x 11'10

The room has a stone fireplace with gas point, features a double aspect with side window and full height bay to the front. 2 radiators.

Dining Room: 15'6 x 10'1

French doors to the garden, radiator and serving hatch.

Kitchen/Breakfast Room: 11'4 x 9'3

Range of storage units, worktops with breakfast bar, larder cupboard, induction hob, extractor hood, electric oven and combi oven/microwave, dishwasher, fridge and freezer (Bosch appliances). Tiled floor and radiator.





Side Lobby: Window to front, door to garage, tiled floor
 Utility Room: 7' x 5'8" Appliance space, tiled floor, Belfast sink and door to garden.

Stairs to Galleried Landing:
 Side aspect, loft access, cupboard.

Bedroom 1: 12'5" x 11'
 A double aspect room with fitted wardrobes and radiator.

En Suite Bathroom:
 Fitted with a white 3-piece suite incl. a P-bath with shower above, tiling, radiator and window.

Bedroom 2: 10'4" x 9'7" (excl. entrance and store) Rear aspect, radiator.

Walk-in Wardrobe/Store: 5'10" x 4'4" Shelving/light.

Bedroom 3: 11'10" x 8'7" Front aspect, fitted wardrobes and radiator.

Bedroom 4: 10' x 8'10" Rear aspect and radiator.

Bathroom: White 3-piece suite with shower above the bath, tiling, window and radiator.

Outside

To the Front:

There is a shingle drive with a turning space and an area of lawn flanked by mature hedges.

Garage: 20'2" x 8'2"

Up/over door, light and power, door to the house.

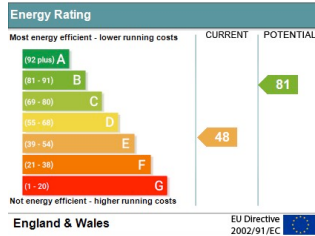
Rear Garden:

A lovely feature it offers an excellent degree of privacy with a large lawn bordered by banks of established shrubs and a magnificent beech tree at the far end. It extends to approx. 68' and faces easterly. By the house there is a paved terrace with flower and box hedge border. The garden is enclosed by timber fencing with a side gate to the front and a cupboard housing the boiler.



Directions

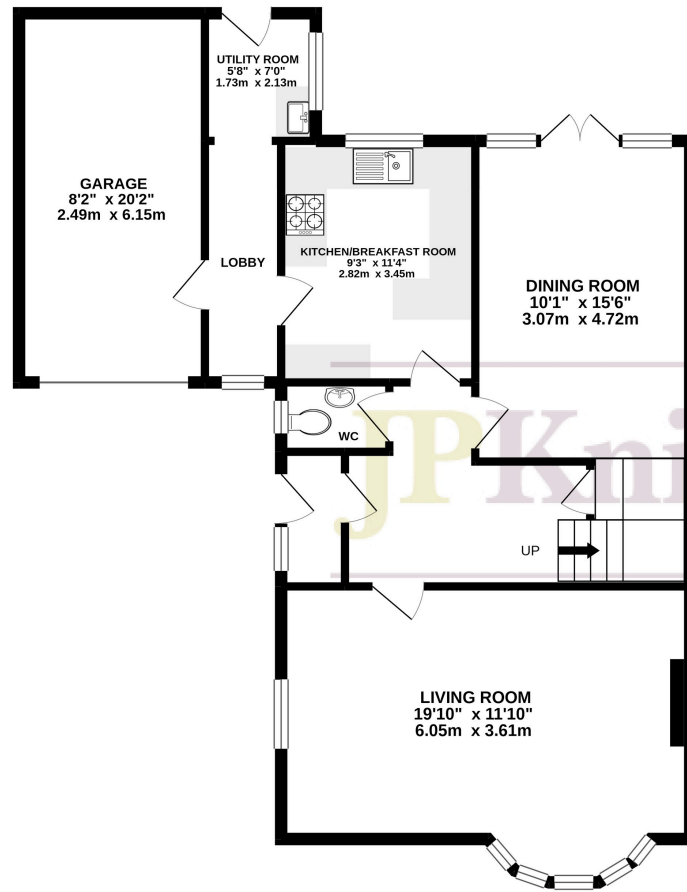
Head north from the crossroads by Waitrose into Castle Street. Proceed over the Shillingford bridge and left at the roundabout onto the A4074. After 2.7 miles at Berinsfield roundabout turn left onto the A415, Burcot Park is a turn on the left after 0.9 of a mile.



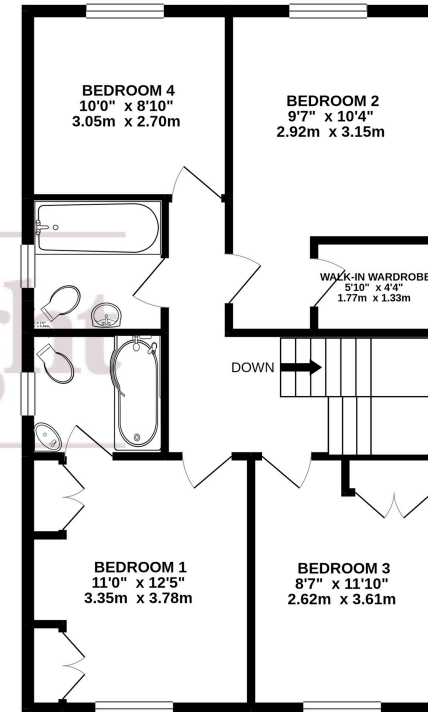
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1345sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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