



Burcot, Abingdon





Clifton Meadow House

Stunning contemporary home with beautiful views over the river and rolling countryside, positioned in a secluded location.



Guide price: £1,850,000

Tenure: Available freehold

Local authority: South Oxfordshire

Council tax band: F



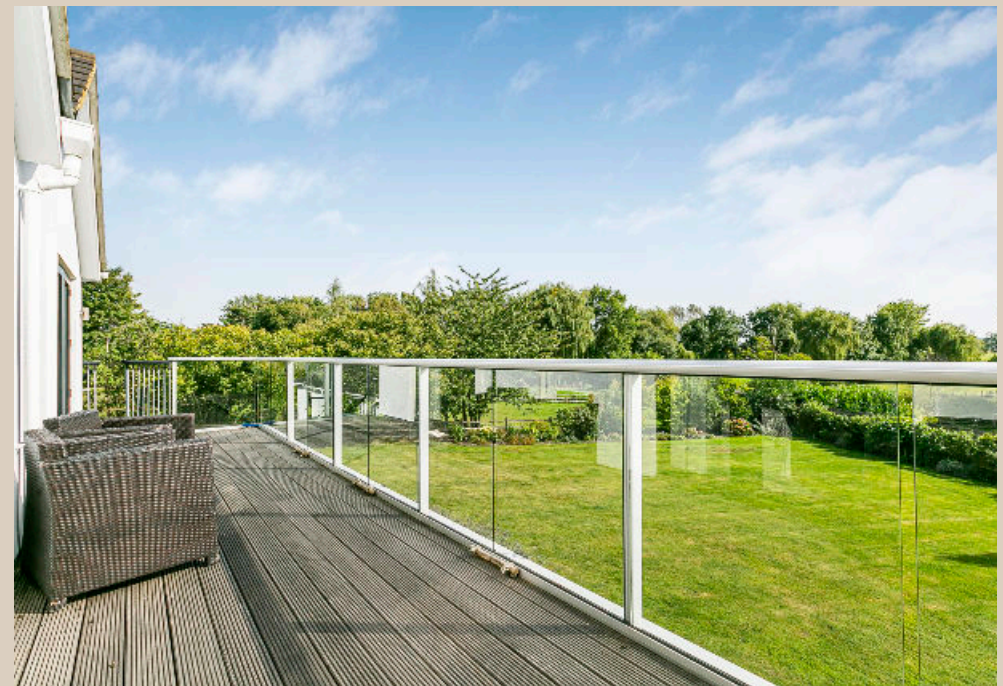


This gated home of c.3736 sqft benefits from an area ideal as a self-contained annexe, landscaped gardens, ample off-street parking and high specification features such as a ground source heat pump, LED lighting, underfloor heating and Miele appliances. The entrance hall leads into a striking open plan living room/dining room/ kitchen/snug with a double-sided rotating wood burner, porcelain tiled flooring and bifold doors opening out onto the patio terrace and landscaped gardens. As well as this incredible open living space on the ground floor there is also a separate study, a shower room, W/C, utility room and an area ideal as a self-contained annexe with living room, bedroom and shower room. An oak staircase leads to the principal en suite bedroom which has a walk out balcony with magnificent views over the river, countryside and gardens. The second bedroom also has access to the balcony and views. There are two further bedrooms on the first floor, and a fifth bedroom on the ground floor. The property has ample gated parking for several vehicles to the front as well as a Hartley Botanic Greenhouse and lovely landscaped gardens to the rear.

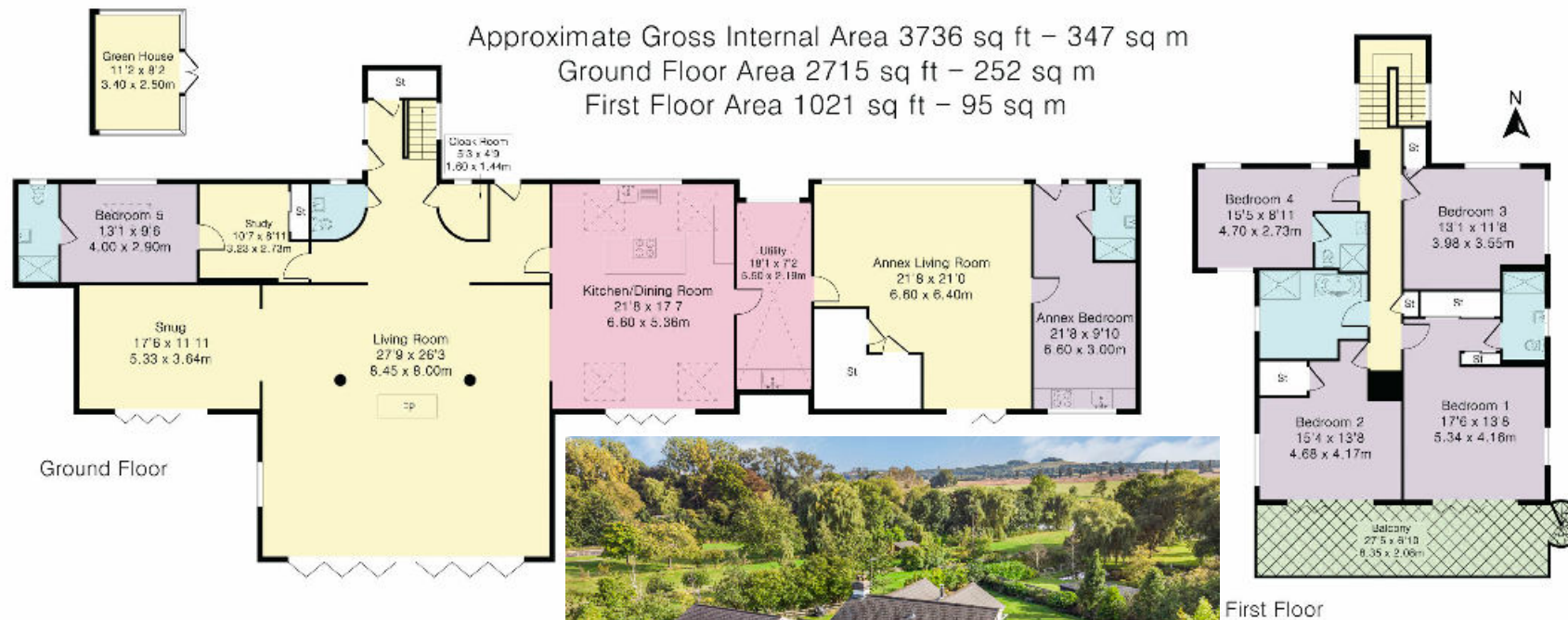




Burcot is a picturesque and most sought-after hamlet with its own village pub. The property is within less than 10 minute's walk to a bus stop with regular services in to Oxford, Henley and Reading and within less than 5 minutes' drive to Culham train station for Oxford and Didcot Parkway. The nearby villages of Dorchester-on-Thames and Clifton Hampden have a superb range of pubs and restaurants. Burcot has a well-regarded gastro pub, the Chequers. There is also a nursery school, Church of England primary school, post office, church, village school, recreation ground with tennis courts and a cricket club. Further facilities can be found in the nearby centres of Wallingford, Abingdon, Didcot and Oxford. There is an excellent range of schooling within the area including Abingdon School, The Manor, St Helen & St Katharine, Cothill, Radley College, Wycombe Abbey, Chandlings and The Dragon School, St Edward's School and Oxford High in Oxford. Communications in the area are excellent with a train service from nearby Didcot to London Paddington and the A34 is about 5 miles away leading to the M4 and M40 Junctions 7 and 8.







This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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