

BURR WOOD

BURCOT • ABINGDON • OX14 3DJ



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*A modern family house close to Oxford
and Abingdon*

Entrance Hall • Sitting Room • Dining Room • Study
Kitchen/Breakfast Room • Three Cloakrooms
Utility Room • Swimming Pool

Four Bedrooms • Bathroom

Double Garage Block

In all about 1.1 acres

Abingdon 4 miles • Wallingford 5 miles

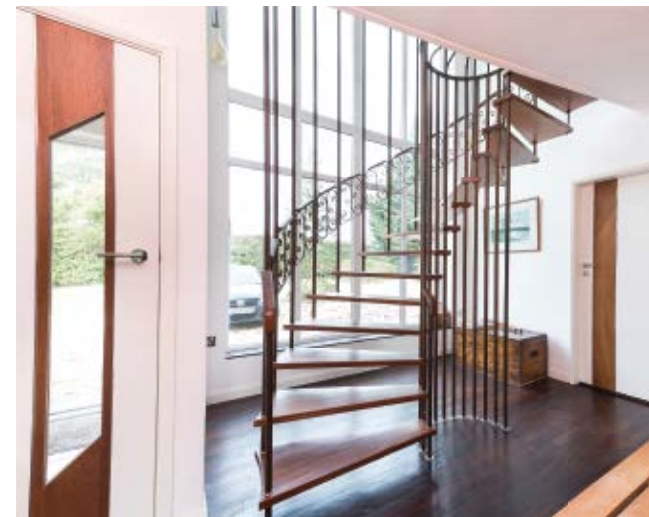
Didcot Parkway 6 miles (Mainline Rail Station to London

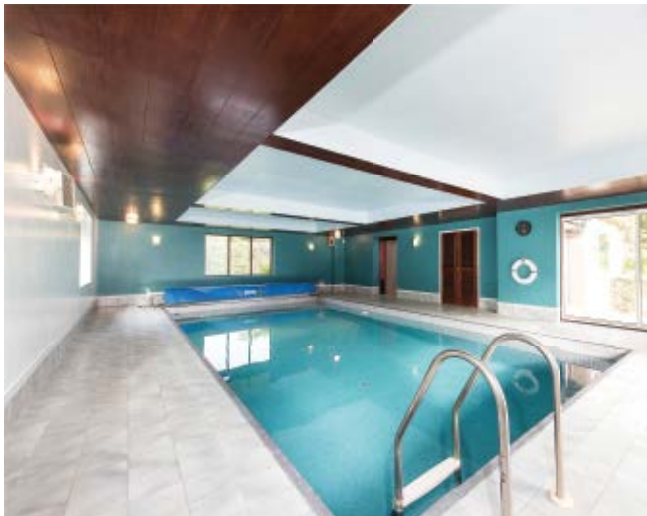
Paddington 40 minutes) • Oxford 9 miles • M40 (J7) 13 miles

London 55 miles

(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice on
the last page of the text.





Situation

Burcot is a picturesque and most sought after hamlet with its own village pub. The nearby villages of Dorchester-on-Thames and Clifton Hampden have a superb range of pubs and restaurants. Clifton Hampden has 2 thatched public houses, with of interest, The Barley Mow, on the South Bank which features in Three Men in a Boat by Jerome K. Jerome. There is also a nursery school, Church of England primary school, post office, church, village school, recreation ground with tennis courts, a cricket club and a doctor's surgery. Further facilities can be found in the nearby centres of Wallingford, 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, taking about 40 minutes and the A34 is about 5 miles away leading to the M4 and M40 Junctions 7 and 8.

Burr Wood

Burr Wood is a modern architecturally exciting four bedroom detached house built in 1962, the property has been built in an art deco style with light and spacious accommodation throughout. Of note is the enormous indoor swimming pool, the wonderful light reception room and kitchen/breakfast room. The house has been decorated and modernised but could be extended and improved further. The house has been freshly cavity insulated and benefits from LED lighting throughout.

The plot and setting is private, hidden behind the Abingdon Road with approximately 1.1 acres of gardens mainly laid to lawn with a tennis court, selection of fruit trees, rose beds, deep borders and mature trees. The gardens and grounds could be a building plot subject to planning permission and building regulations.

There is also a double garage, gravelled off road parking and a cabin / office in the garden. The main hall of Burr Wood has a glass atrium which provides warmth in winter and a beautiful decorated spiral staircase. Subject to third party agreement purchase of the Burr Wood property may include access to the Thames side Water Meadow and use of the Thames jetty.

Accommodation

Included within the brochure is a set of floor plans detailing the layout of the accommodation.

Services

Mains drainage, gas, electricity and water. The swimming pool has a heat exchanger and solar heating technology.

Directions (OX14 3DJ)

From Oxford, proceed south on the A4074 towards Wallingford and Henley-on-Thames. At the Golden Balls roundabout take the third exit, signposted to Clifton Hampden. Turn left at the traffic lights and continue to Burcot. Upon entering the village, the property will be found on the right hand side after a short distance about 50m just after Burcot Park on the Abingdon Road.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority

South Oxfordshire District Council. Tel: 01491 835351.

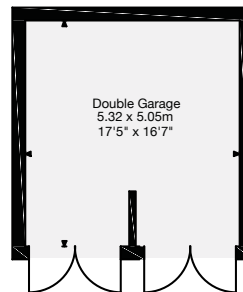
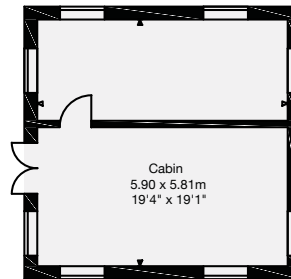
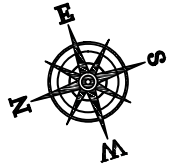
Viewings

Strictly by appointment through Knight Frank Oxford office.
Telephone 01865 790 077.

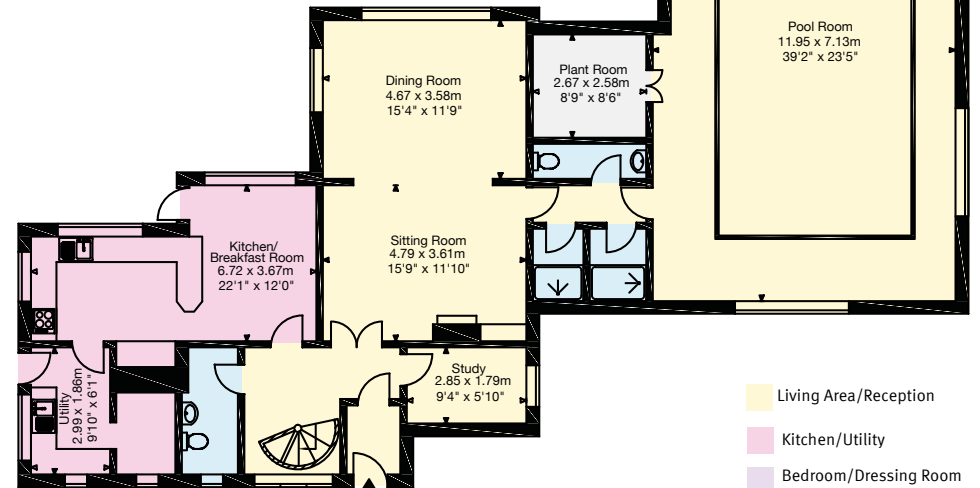
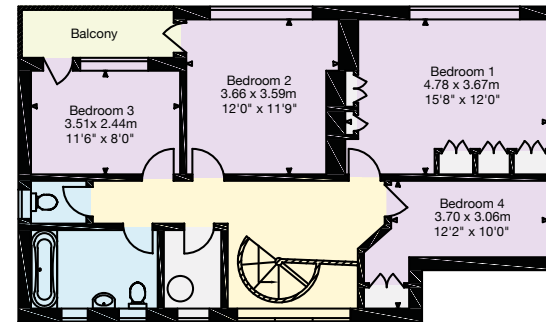
APPROXIMATE GROSS INTERNAL FLOOR AREA

(No less than)
265 sq.m (2,861 sq.ft)

Outbuildings
(No less than)
61 sq.m (656 sq.ft)



Outbuildings



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



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