



Burcot

Carter Jonas

FAIR BEECHES BURCOT OXFORDSHIRE OX14 3DJ

Contemporary open plan kitchen/dining/family room
2 further reception rooms plus separate office
5 double bedrooms
3 bathrooms & downstairs cloakroom
Over 3500 sq ft of accommodation
Secluded 0.5 acre plot with river access

DESCRIPTION

Finished to an exacting standard with a modernist style by Park Edge Homes, this five-bedroom, three-bathroom residence spans over 3500 sq ft including the garage. It offers ample family space with three expansive reception rooms, nestled within a meticulously maintained and supremely private south-facing plot exceeding half an acre. The home boasts river access via an adjacent lane, with potential for constructing a boat mooring or landing stage. The property has been transformed through careful renovation, modernisation, and expansion, culminating in a signature property that embodies modern living. Points to note include a 31ft well equipped kitchen/dining/family room with central island and adjacent utility room, a 23ft lounge with garden access via sliding doors and a wood-burning stove, alongside a study with picturesque views of the gardens. On the first floor, there are five substantial bedrooms, with the principal and guest suites benefiting from ensuite facilities. A luxurious family bathroom with brushed brass fixtures serves the three other bedrooms. The design ethos of Fair Beeches is characterised by voluminous rooms, filled with light, enhanced by the strategic placement of oversized windows. Set back from the road, the house has an attractive appearance with rendered and clad elevations, sitting prominently within its grounds, complemented by a large driveway leading to a double garage with automated roller doors. The rear garden offers a generous expanse of lawn, bordered by flourishing beds and mature trees that ensure utmost privacy with an extensive patio space. To truly appreciate the scale, setting, craftsmanship, and the unique setting, a viewing is recommended.

A BEAUTIFULLY REFURBISHED AND EXTENDED FIVE BEDROOM DETACHED HOUSE IN WONDERFUL GARDENS OF JUST OVER HALF AN ACRE.







Burcot is a picturesque hamlet with its own well regarded gastro pub, The Chequers. The nearby villages of Dorchester-on-Thames and Clifton Hampden have a superb range of pubs and restaurants. Clifton Hampden also offers a 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 Helens & St Katherine's, the European School, The Dragon School, St Edward's and Oxford High in Oxford. Communications in the area are excellent with a train service from nearby Didcot to London Paddington in c.40 minutes and the A34 is about 5 miles away leading to the M4 and M40 Junctions 7 & 8.

Abingdon 4 miles, Wallingford 5 miles, Oxford 9 miles, Henley-on-Thames 17 miles, London 55 miles, Didcot (BR station) 6 miles (trains to London Paddington 40 minutes) (all distances and times approximate).

Mains electric water and gas, private drainage.
Mobile and broadband coverage can be checked at checker.ofcom.org.
EPC band: C.
Council tax band: F.

ADDITIONAL INFORMATION

Tenure	Freehold
Viewing	Strictly by appointment through the selling agent Carter Jonas - T: 01865 511444

Directions
OX14 3DJ





Approximate Gross Internal Area
 Ground Floor = 176.7 sq m / 1,902 sq ft
 First Floor = 139.2 sq m / 1,498 sq ft
 Garage = 39 sq m / 420 sq ft
 Total = 354.9 sq m / 3,820 sq ft



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
	78	81
England, Scotland & Wales EU Directive 2002/91/EC		

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