



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

10 Riverside House, Burcot, OX14 3BY



Burcot is a picturesque hamlet on the bank of the river Thames, with many homes enjoying scenic river views. It is situated between the historic market town of Abingdon and the City of Oxford, offering convenient access to both. Although small and primarily residential Burcot has a thriving local pub. The neighbouring village of Dorchester-on-Thames provides access to a range of amenities and services, whilst Oxford City offers a variety of shopping, dining, and entertainment options, as well as excellent educational institutions. Nature lovers and outdoor enthusiasts can enjoy the scenic beauty of the surrounding countryside. The River Thames provides opportunities for boating, fishing, and riverside walks. Didcot Parkway, which is 7 miles distant provides a regular mainline connection to London Paddington in just over 35 minutes. There is equally excellent local access to the A34 and M40. Burcot offers a picturesque riverside setting, a peaceful atmosphere, and convenient access to both rural and urban amenities. It is an appealing place to live for those seeking a tranquil village lifestyle within close proximity to Oxford and the surrounding countryside.

**Bedrooms 2 | Bathrooms 1 | Receptions 1 | EPC E**



## DESCRIPTION

A charming apartment occupying an idyllic riverside location, with far reaching views towards Wittenham Clumps. Riverside House forms part of an exclusive gated development in the heart of the Oxfordshire countryside. The property is set within six acres of beautifully manicured grounds with 24 hour mooring facilities, use of the tennis court and access to the River Thames.

The accommodation includes a spacious reception room with large picture window that allows ample natural light to flow in and throughout the property there are panoramic views of the river and countryside beyond. Adjacent to the living room is the contemporary well-equipped kitchen providing a good selection of wall and floor units. Two double bedrooms and a contemporary shower room complete the accommodation.

Externally, the apartment comes with one allocated parking space for residents, and there are numerous visitor spaces available for guests, as well as a single garage with both lighting and power (forming part of a communal block).

**SERVICES:** Gas central heating, mains water and drainage.

**COUNCIL TAX BAND:** E

**South Oxfordshire District Council**

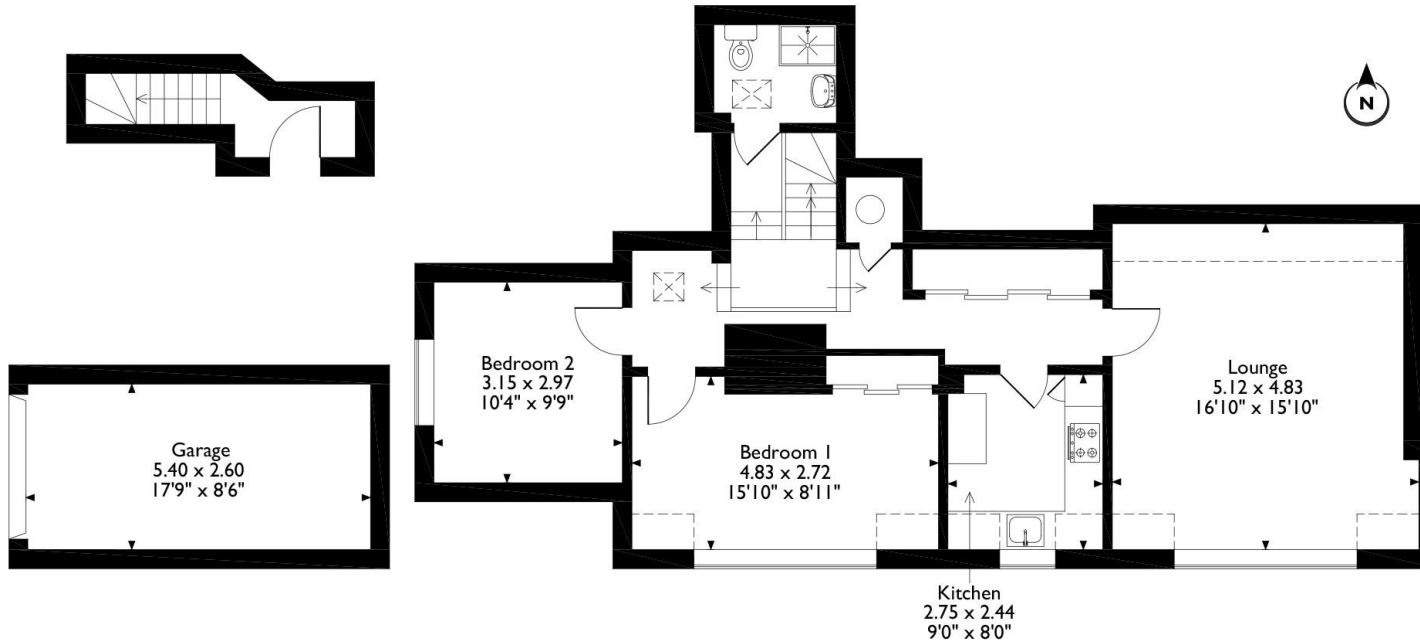
**SERVICE CHARGE:** £4,014 p/annum

**VIEWINGS STRICTLY BY APPOINTMENT  
WITH MORGAN & ASSOCIATES**



# 10 Riverside House, Burcot, Abingdon, Oxfordshire

## Approximate Gross Internal Area 89 Sq M/958 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	50
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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