



Creek End  
Burcott

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Connors & Babingtons







A Spectacular New-Build Family Home of approximately 7957 sqft of versatile living, with self-contained annex on 0.8 Acre plot. Combining Classic Charm with Contemporary Living. Mooring option available.

Creek End, Burcot, Abingdon, Oxfordshire, OX14 3DJ

Guide Price £3,500,000

- SPECTACULAR DETACHED NEW BUILD FAMILY HOME OF 7957 SQFT
- DISCRETELY POSITIONED ON A PLOT OF 0.8 ACRE
- 6 BEDROOMS
- SELF CONTAINED ANNEX
- FABULOUS KITCHEN/FAMILY ROOM
- FOUR RECEPTION ROOMS
- MOORING OPTION AVAILABLE
- DRIVEWAY PARKING FOR UP TO 10 CARS
- GARAGE
- FAST BROADBAND AVAILABLE
- 10 YEAR BUILDZONE WARRANTY
- CLASSIC CHARM WITH CONTEMPORARY LIVING



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## Location

Burcot is a pretty rural hamlet, located in the civil parish of Clifton Hampden, in the South Oxfordshire district on the left bank of the River Thames. Closely linked to Clifton Hampden which boasts a local shop, post office and primary school it also offers great road and rail links, in particular at Didcot with fast commuting trains into London Paddington within 40 minutes. Within Burcot itself is the well revered Thatched Roof pub, The Chequers – an exceptional Gastropub and Hotel.

## Local Amenities

Sainsbury's Oxford: 10-minute drive, Waitrose Wallingford: 12-minute drive, Didcot superstores and shops: 12-minute drive  
Didcot Parkway Station: 12-minute drive (fast connections to London), Local bus stop serving Abingdon and Wallingford at the end of the drive. M40 Junction 8: 15-minute drive  
Renowned local pubs and restaurants within walking or 5-minute driving distance, Cricket, tennis, football facilities and fishing lake all nearby  
Access to the River Thames for boating enthusiasts

## Schools

The property is ideally situated for both state and independent schooling options, including: Independent girls, boys, and mixed schools in Oxford, Abingdon, and Wallingford, Renowned private schools within easy reach for families seeking top-quality education





## Description

An outstanding opportunity to acquire this substantial newly built detached family residence, nearing completion. Discretely nestled in 0.8 acres of mature gardens. This remarkable property is designed with both family living and entertaining in mind, seamlessly blending traditional craftsmanship with modern luxury.

The main house boasts six bedrooms including a spacious self-contained annex, ideal for extended family living or guest accommodation. With approximately 7644 square feet of meticulously planned living space, this home is the epitome of contemporary comfort with a timeless oak-framed charm.

### Accommodation Highlights

#### Ground Floor

Enter into an impressive oak-framed porch leading to a stunning entrance hall with bespoke cartwheel lighting. Flagstone flooring and engineered oak throughout creating a warm, inviting atmosphere.

The modern kitchen is a chef's dream — featuring built-in appliances, a designer layout, island seating for five, Quooker hot tap, and a dedicated coffee and drinks station.

Additional ground floor highlights include:

- Three cloakrooms with high-end Burlington fixtures
- Large utility room with plumbing for double washing machine and tumble dryer.
- Two service cupboards for added practicality
- Gym (870 sq. ft.) and office space (300 sq. ft.)

#### Reception Rooms

- Full living room with oak features and atmospheric lighting for any occasion
- Games/dining room perfect for family gatherings
- Formal dining room
- Gym/living room adaptable for fitness or leisure



#### First Floor

- Master Bedroom Suite: A luxurious retreat featuring its own coffee and drinks area, extensive walk-in wardrobe, dressing table, luxurious carpet, and a breath-taking ensuite with his-and-her sinks, a freestanding bath, generous walk-in shower, and a separate WC for added privacy.
- Bedrooms 2 and 3: Generous in size, with elegant lighting and shared family bathroom.
- Bedrooms 4 and 5: Large doubles with walk-in closets and private walk-in shower wet rooms.

Buyers have the opportunity to personalise remaining finishes, including selecting carpet colours, with upgrade options available.

#### External Features

- Large private frontage with parking for up to 10 cars
- Beautifully landscaped gardens with mature fruit trees and established shrubs offering a sense of seclusion
- Newly laid lawns creating a fresh yet homely feel
- Large detached double garage with electric door
- Access to the River Thames (just a two-minute walk) including a mooring option (small annual fee)



## General Remarks and Stipulations

### Tenure

Freehold

### Services

Mains Gas Central Heating, Mains Drains

### EPC Rating

TBC

### Local Authority

South Oxfordshire District Council

### Viewing

Strictly by appointment with Bonners & Babingtons

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Approximate Gross Internal Area  
 Ground Floor = 428.3 sq m / 4,610 sq ft  
 First Floor = 252.1 sq m / 2,714 sq ft  
 Garage = 58.8 sq m / 633 sq ft  
 Total = 739.2 sq m / 7,957 sq ft



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