



CREEK END

Burcot, Abingdon, Oxfordshire OX14 3DJ

Carter Jonas

CREEK END, BURCOT, ABINGDON, OXFORDSHIRE OX14 3DJ

DESCRIPTION

This stylish and substantial home, recently completely renovated and extended, is finished to an exceptional standard, combining luxurious interiors with rustic charm through the extensive use of natural wood. The house is filled with natural light and the use of mood lighting throughout creates a striking atmosphere, particularly when the house is illuminated at night. Designed with versatility in mind, the house includes an integrated, self-contained one bedroom annexe, offering ideal accommodation for extended family or guests.

Tucked away at the end of a private lane, the house sits within a mature 0.86 acre plot and enjoys the added benefit of a mooring on the River Thames, just a short walk from the property adding to the overall appeal of this fabulous family home.

Inside, there are six bedrooms, four of which are ensuite, including a most impressive principal suite featuring a walk in wardrobe and a generous and luxurious ensuite bathroom. Each bedroom has been designed with comfort in mind, offering luxurious finishes, deep carpets and ample storage. The ground floor provides highly flexible living space with an impressive double height oak framed entrance hall, three reception rooms, a laundry room, boot room, three cloakrooms and a superb kitchen/dining/family room that flows seamlessly together. The bespoke solid oak Marpatt kitchen is fully equipped with built in appliances and offers open access to the dining area, making it an excellent space for both everyday living and entertaining. Arranged off the kitchen is a fitted pantry.

Completing the ground floor, is an exceptional gym/games room, opening directly to the garden it creates a spacious and adaptable area suited to all ages and a variety of uses. Beyond this lies a dedicated home office, perfectly positioned away from the main accommodation and enjoying an outlook over the garden. To the front of the house, with independent access is the annexe comprising a double en-suite bedroom and kitchenette.

A BEAUTIFUL FAMILY HOME BLENDING LUXURY DESIGN, NATURAL MATERIALS, AND FLEXIBLE LIVING, TUCKED AWAY WITHIN A SECLUDED MATURE PLOT COMPLETE WITH A PRIVATE MOORING ON THE RIVER THAMES





OUTSIDE

The property is approached via a gated driveway that leads to the front of the house and the garage, which is equipped with an EV charging point. Sitting centrally within its plot, the house is framed by a lawned garden and mature trees, creating an inviting and attractive entrance. The main south facing garden lies to the rear, where a generous terrace extends from the house to provide a superb space for alfresco dining and entertaining.

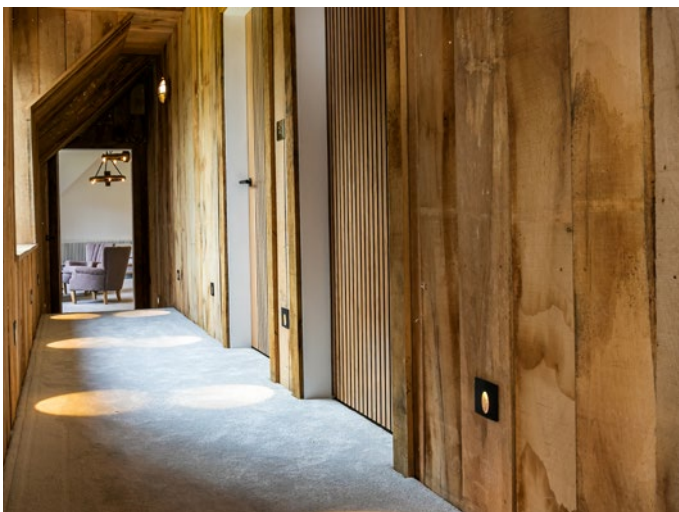
Creek End is ideally suited to those seeking an elegant and comfortable home in a peaceful setting with access to the river, while still enjoying the benefits of a local community. To fully appreciate the scale, craftsmanship and unique location of the property, a viewing is highly recommended.

SITUATION

Burcot is a picturesque riverside village with its own award winning gastro pub, The Chequers, with boutique rooms, and a social and culinary focal point for the community. 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, a cricket club and a doctor's surgery. Further facilities can be found in the nearby centres of Wallingford, Abingdon, Didcot and Oxford. The village also gives access to footpaths and bridleways to Wittenham Clumps and along the river on the Thames path.

There is an excellent range of schooling within the area including Abingdon School, The Manor, St Helens & St Katherine's, the Europa School, Cranford House, Moulsoford Prep and 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, taking about 40 minutes and the A34 is about 5 miles away leading to the M4 and M40 Junctions 7 and 8.





DISTANCES

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).

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains Electric water and gas, private drainage.
Mobile and broadband coverage can be checked at
checker.ofcom.org.

Internet is supplied by Gigaclear, fibre to house and is 920
Mbps

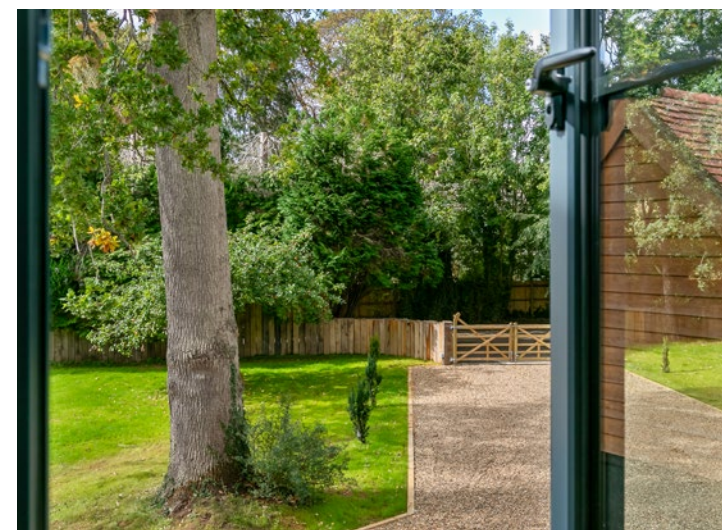
Local Authority: South Oxfordshire District Council

Council Tax Band: G

EPC rating: B

Please note: Internal photographs have been digitally
staged

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Approximate Gross Internal Area 6820 sq ft - 634 sq m
(Excluding Garage)**

Ground Floor Area 4326 sq ft – 402 sq m

First Floor Area 2494 sq ft – 232 sq m

Garage Area 633 sq ft – 59 sq m





Oxford

oxford@carterjonas.co.uk
Mayfield House, 256 Banbury Road, Summertown.

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.