

**ROSEMARY COTTAGES, BURCOT, ABINGDON, OX14 3DN**

- Three double bedrooms
- Period cottage with character features
- Village location
- Ample driveway parking
- Catchment for Europa school
- Open plan Kitchen/Diner
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**£1,700 per month + permitted payments \***

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



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## PROPERTY DESCRIPTION

A period cottage with character features set in a desirable village of Burcot. Split over three levels, the house benefits from an open plan kitchen/diner, three double bedrooms and ample driveway parking. Available May. Unfurnished. EPC Rating D.

## LOCAL INFORMATION

Burcot is a small hamlet on the main road from Dorchester to Abingdon, and lies within close distance to the nearby village of Dorchester upon Thames. There is an excellent range of schooling within the area including Abingdon School, and the European School. There is also good access into Oxford, and Henley, which provide extensive shopping, educational and recreational facilities, and, for the commuter, there is a regular train service from Didcot to London Paddington in approximately 40 minutes. The A34 is about 5 miles away leading to the M4 and M40 Junctions 7 and 8.

## ACCOMMODATION

The accommodation comprises a large kitchen/ diner providing an ideal family / entertaining space. Leading through to a separate living room with a feature fire place and character beams. A convenient cloakroom completes the ground floor. To the first floor are two double bedrooms with built in wardrobes and the family bathroom. To the second floor is the third bedroom with Velux windows and storage in the eaves.





### OUTSIDE SPACE

The attractive front garden has ample driveway parking. Rear garden perfect for fresco summer entertaining area.

### LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council ' Council Tax Band D.  
Mains gas & electric. Gas central heating. Septic tank sewage waste.

### IMPORTANT NOTICE

\* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

### DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)



## REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.







