



Broad Street, Uffington
Oxfordshire, Guide Price £425,000

Waymark

Broad Street, Uffington SN7 7RA

Oxfordshire

Freehold

Detached House | Three Bedrooms | Two Reception Rooms | Including Beautiful Open Plan Kitchen/Diner With Access to Garden | Modern Family Bathroom & Ground Floor Cloakroom | Driveway Parking | Private And Landscaped Garden | Popular & Sought After Village Location

Description

A fantastic opportunity to purchase this attractive three bedroom detached house which is situated in the heart of the popular downland village of Uffington, and is only a short walk to the local shop, public house and primary school. The property also benefits from three bedrooms, two reception rooms, driveway parking and landscaped and private rear garden.

The property comprises; Spacious entrance hall with access to under stairs storage cupboard, downstairs w/c, sitting room with open fireplace, beautiful open plan kitchen/diner with French doors out to garden, landing, family bathroom with shower over bath, three light and airy bedrooms. Third bedroom currently set out as dressing room with large fitted wardrobes.

Outside there is a shared gravel driveway which provides off-street parking for at least a couple of cars. The rear garden is private, quiet and has been landscaped. The garden is mainly laid to lawn along with a large paved patio area, shed and raised flower beds.

The property is freehold and is connected to mains electricity, water and drainage. There is oil fired central heating and upvc double glazing throughout. This property must be viewed to be fully appreciated.

Note; there are a couple of covenants on the property in relation to requiring approval for any extensions or alterations.

Location

The pretty village of Uffington lies on the edge of the Vale of the White Horse, just north

of the Berkshire Downs and has a number of historical connections. Overlooking the village is the chalk White Horse, which was cut into the hillside some 3,000 years ago. The village boasts its own museum, the Thomas Hughes Museum - the author of 'Tom Brown's School Days', having been born in Uffington Vicarage - and the Poet Laureate, Sir John Betjeman also having lived in the village. Uffington has a majestic church regarded as the Cathedral of the Vale, a well-equipped village store with Post Office, a popular primary school and pre-school, together with a lovely traditional public house, village hall, community sports ground and a host of community organisations.

The village has good road links to Oxford (15 miles) and Swindon (11 miles) via the A420, with more local facilities and secondary schools available in the nearby market towns of Faringdon (6 miles) and Wantage (7 miles). Major rail links to London and the west are available from Swindon, Didcot and Oxford. The village is well positioned for a number of excellent independent schools such as St Hugh's and Pinewood Prep schools, as well as Abingdon School, Our Ladies and St Helens & St Katharine's, all of which are in Abingdon (15 miles).

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

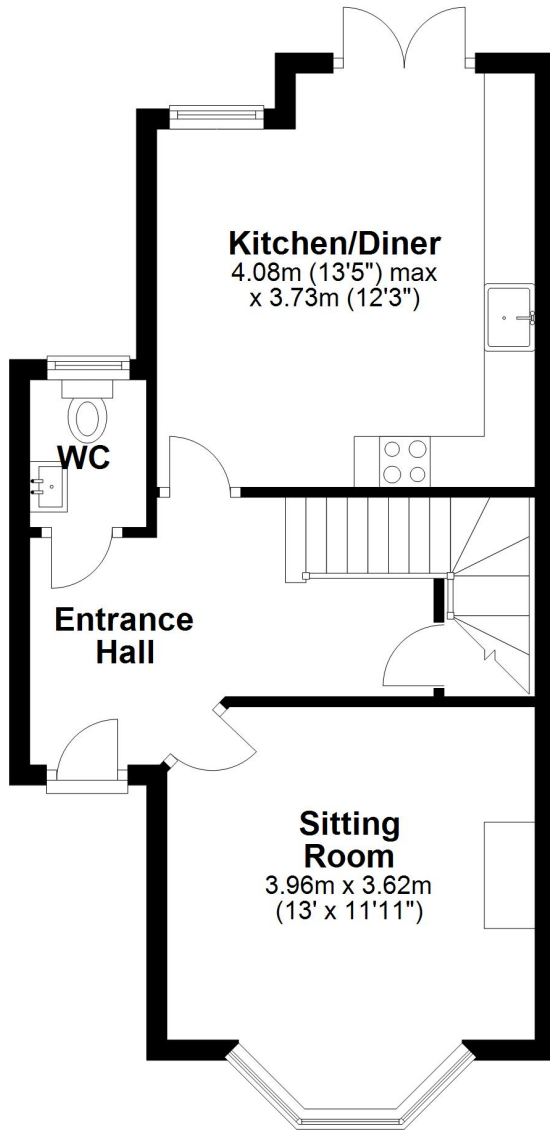


Waymark
Faringdon Office

T: 01367 820070
E: faringdon@waymarkproperty.co.uk

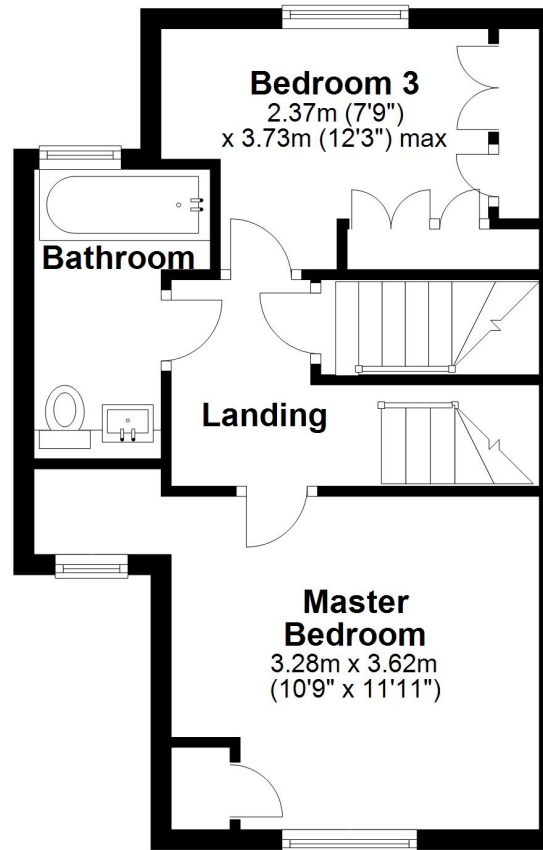
Ground Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



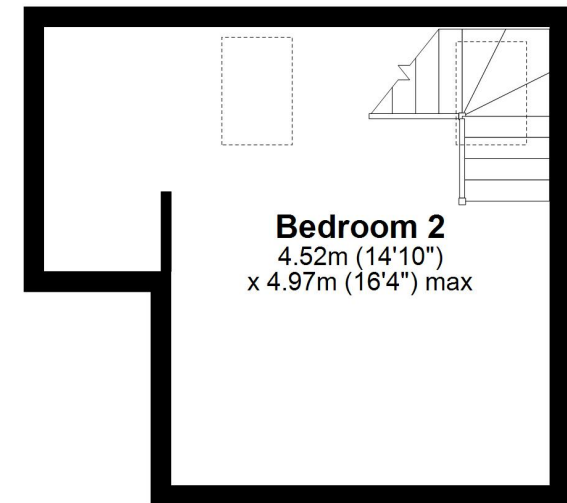
First Floor

Approx. 33.9 sq. metres (364.6 sq. feet)



Second Floor

Approx. 19.6 sq. metres (210.6 sq. feet)



Total area: approx. 93.0 sq. metres (1000.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

