



Old Orchard, Patrick's Orchard  
Oxfordshire, Offers in Excess of £700,000

Waymark



# Patrick's Orchard, Uffington SN7 7RL

Oxfordshire

Freehold

**Detached Family Home | Private Plot Circa 0.19 Of An Acre | Four Bedrooms | Four Reception Rooms | Two Bathrooms | Private And Landscaped Garden | Large Driveway And Double Garage With Potential Studio/Gym Room Above | Popular & Sought After Village Location | Close To Both Village Pub And Shop**

## Description

A fantastic opportunity to purchase this stunning detached family home which is located in the popular downland village of Uffington and situated at the end of a no-through road on a private circa 0.19 acre plot. The property is close to both the village pub, and shop as well as the well regarded primary school. The property benefits from four bedrooms, four reception rooms, two bathrooms, large driveway, double garage and spacious and private landscaped garden.

The property comprises; Entrance hall, downstairs w/c, utility room with access to garden, open plan kitchen/diner, dual aspect sitting room complete with wood burner, snug/office with fireplace, conservatory, gallery landing, family bathroom and four light bedrooms, master with both built-in wardrobes and en-suite shower room.

Externally there is a large and private graveled driveway which benefits from an entrance and an exit and leads up to the detached double garage with potential for studio/gym room above. The rear garden is also very private and spacious and has been landscaped. The garden is mainly laid to lawn along with well stocked flower beds, raised beds and specimen trees including an apple tree. There is also a large paved patio area which is perfect for outside dining and entertaining as well as a storage shed and wood shed.

The property is freehold and is connected to mains electricity, water and drainage. There is a newly installed oil fired boiler that is less than a year old, as well as upvc double glazed windows throughout. This property must be viewed to be fully appreciated.

## 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 Tom Brown's School Museum - the author 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: G



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>		80
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



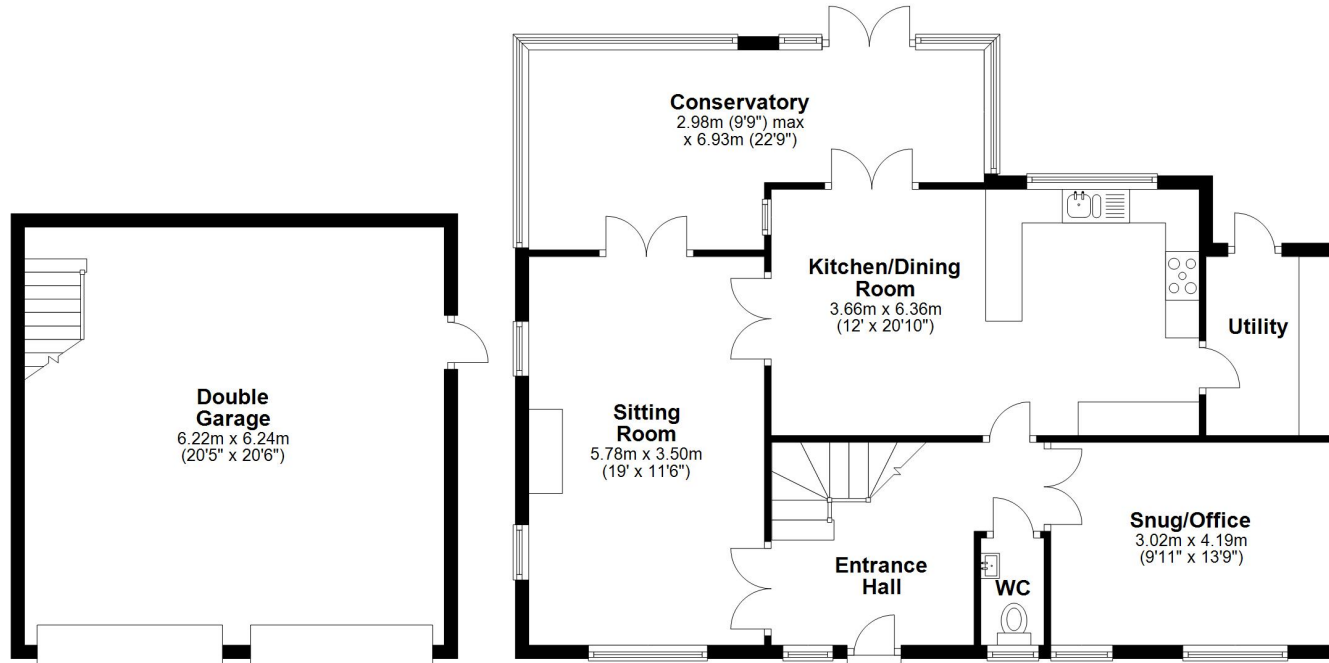
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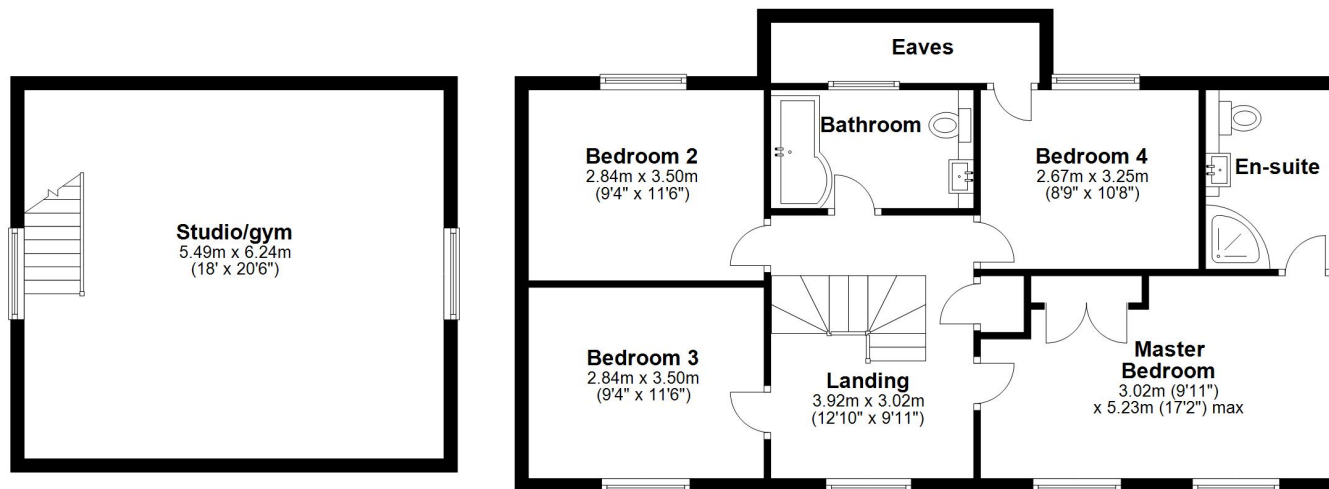
## Ground Floor

Approx. 132.2 sq. metres (1423.1 sq. feet)



## First Floor

Approx. 107.3 sq. metres (1154.9 sq. feet)



Total area: approx. 239.5 sq. metres (2578.0 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.



