



Broad Street, Uffington  
Oxfordshire, Offers in Excess of £700,000

# Broad Street, Uffington SN7 7RA

Oxfordshire

Freehold

**No Onward Chain | Substantial Detached Family Home | Five Bedrooms With Built-in Wardrobes | Master Bedroom With Balcony And Walk-in Wardrobes | Two Reception Rooms | Including Spacious Open Plan Sitting/Dining Room | Two Bathrooms & Separate W/C | Gated Driveway And Double Garage | Beautiful Landscaped Garden | Workshop & Cellar**

## Description

A substantial detached five bedroom family home which is situated in the heart of the popular downland village of Uffington. The property benefits from a spacious plot and has both a large driveway, double garage, beautiful landscaped garden, open plan living area, two reception rooms and two bathrooms.

The property was built in the 1970's and has circa 2820 sq ft. The property is offered to the market chain free and comprises; Entrance hall, kitchen, large open plan sitting/dining room, garden room with access out to terrace, office, laundry room, landing, family bathroom and five bedrooms all with built-in wardrobes. The master bedroom also boasts his and hers walk-in wardrobes as well as a small balcony area.

Outside there is a large gated driveway to the front which leads up to the double garage providing plenty of driveway parking. The rear garden has been beautifully landscaped and is mainly laid to lawn along with specimen trees and shrubs as well as a terrace area. The garden also hosts a storage shed and access to the cellar/workshop area.

The property is freehold and is connected to mains electricity, water and drainage. There is oil fired central heating and 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

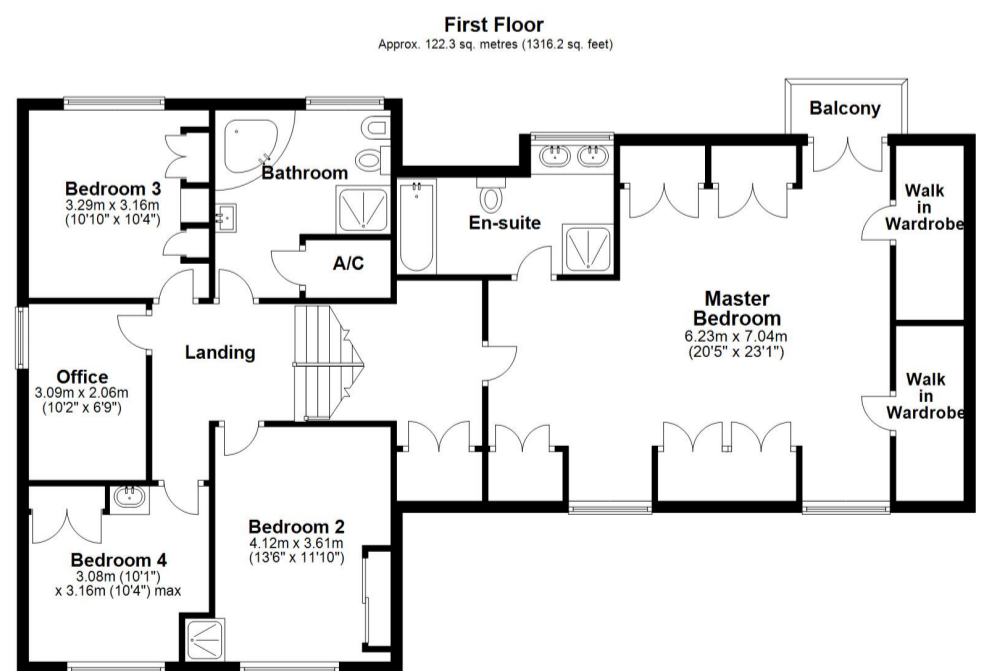
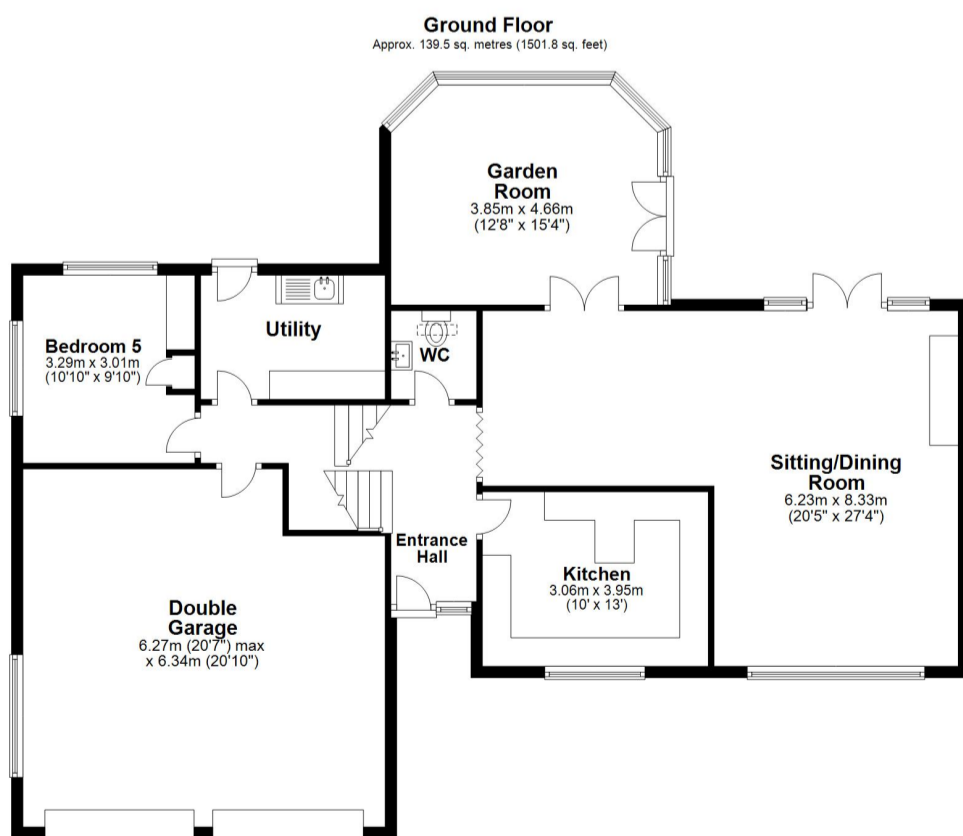
Vale of White Horse District Council.

Tax Band: F



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 61                      | 72        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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Total area: approx. 261.8 sq. metres (2818.0 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.