



Hill View, Uffington, Oxfordshire
Oxfordshire, £400,000

Waymark

Hill View, Uffington SN7 7RZ

Oxfordshire

Freehold

Three Bedroom Family Home | Two Spacious Reception Rooms | Including Open Plan Kitchen Diner | Office Space | Utility & Downstairs W/C | Beautiful And Private Landscaped Garden | Popular & Sought After Village Location

Description

A fantastic opportunity to purchase this spacious three bedroom family home which is located in the heart of the popular and sought after village of Uffington. The property is situated at the end of a quiet cul-de-sac road with no through traffic making it very quiet and safe, on top of this it's only a short walk away from the local village shop, public house and well regarded primary school as well as having beautiful countryside walks right on your doorstep. The property also benefits from two spacious reception rooms and beautiful and private landscaped garden.

The properties accommodation comprises; Entrance hall, downstairs w/c, rear porch/utility, boot room, spacious and modern dual aspect kitchen complete with island, dual aspect sitting room with wood burner and French doors out to the garden, office with ladder access to converted loft space providing secondary office, landing, family bathroom and three good size light and airy bedrooms.

Outside to the front of the property there is a small walled garden. The rear garden is private, quiet and mainly laid to lawn with mature shrubs and plants as well as a paved patio area which in the back right corner which is perfect for outside dining and entertaining. The garden also benefits from a large storage shed.

The property is freehold and is connected to mains electric, water and drainage. There is oil fired central heating and upvc double glazing 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: C

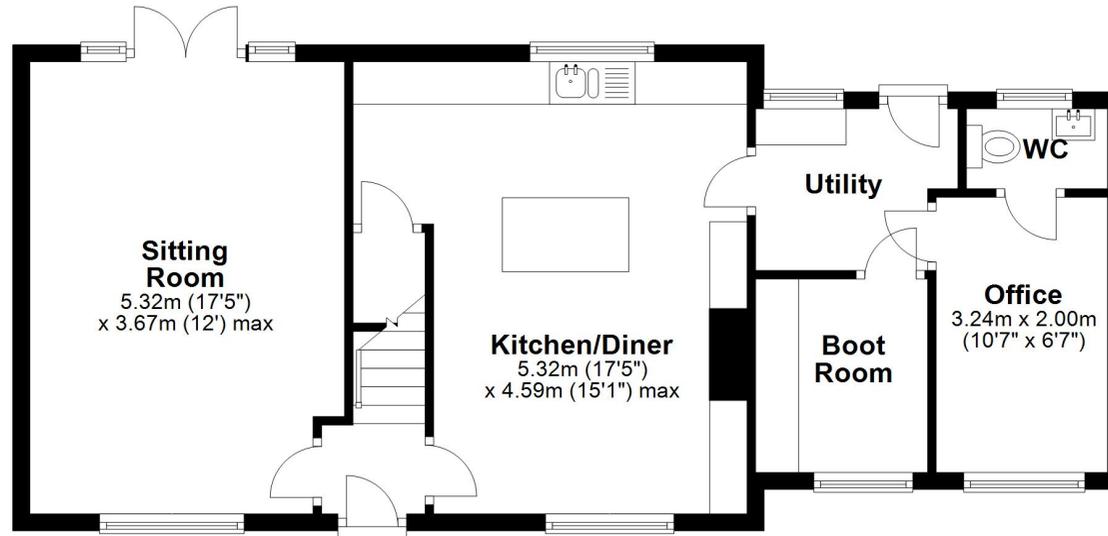


Waymark
Faringdon Office

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

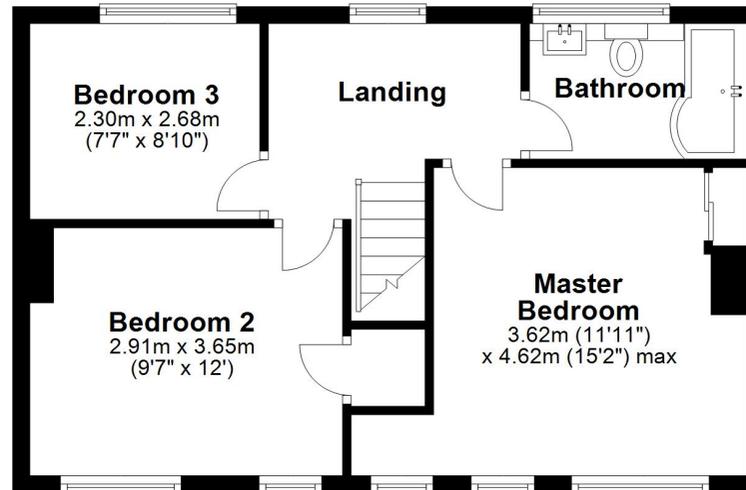
Ground Floor

Approx. 62.4 sq. metres (671.9 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 106.9 sq. metres (1150.3 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.

