



Patrick's Orchard, Uffington
Oxfordshire, Offers in Excess of £250,000

Waymark

Patrick's Orchard, Uffington SN7 7RL

Oxfordshire
Freehold

No Onward Chain - Viewing Highly Advised! | Semi Detached Bungalow | Two Bedrooms | Two Reception Rooms | Including Kitchen/Breakfast Room | Shower Room | Front & Rear Gardens | Outside Store | Property Requires Work And Further Refurbishment | Communal Off-Street Parking To The Front | Popular & Sought After Village Location | Air Source Heat Pump

Description

A fantastic opportunity to purchase this two bedroom semi-detached bungalow which is located in the heart of the popular and sought after village of Uffington. The property is only a short walk to amenities including village shop, public house and well regarded primary school. The property also benefits from a beautiful view to the front towards The Ridgeway, as well as both front and rear gardens and communal off-street parking.

The property is in need of modernisation/refurbishment throughout and is offered to the market chain free. The accommodation comprises; Entrance hall, kitchen/breakfast room with access to pantry cupboard and garden, dual aspect sitting room, shower room, and two light and bedrooms.

Outside to the front there is residents communal parking as well as a small front garden which is laid to lawn. The rear garden is private and benefits from a couple of brick built stores as well as side access.

The property is freehold and is connected to mains electricity, water and drainage. There is an air source heat pump which runs the central heating, as well as upvc double glazing throughout. This property does require modernisation/refurbishment throughout and 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).

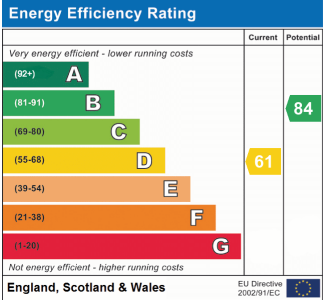
Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C



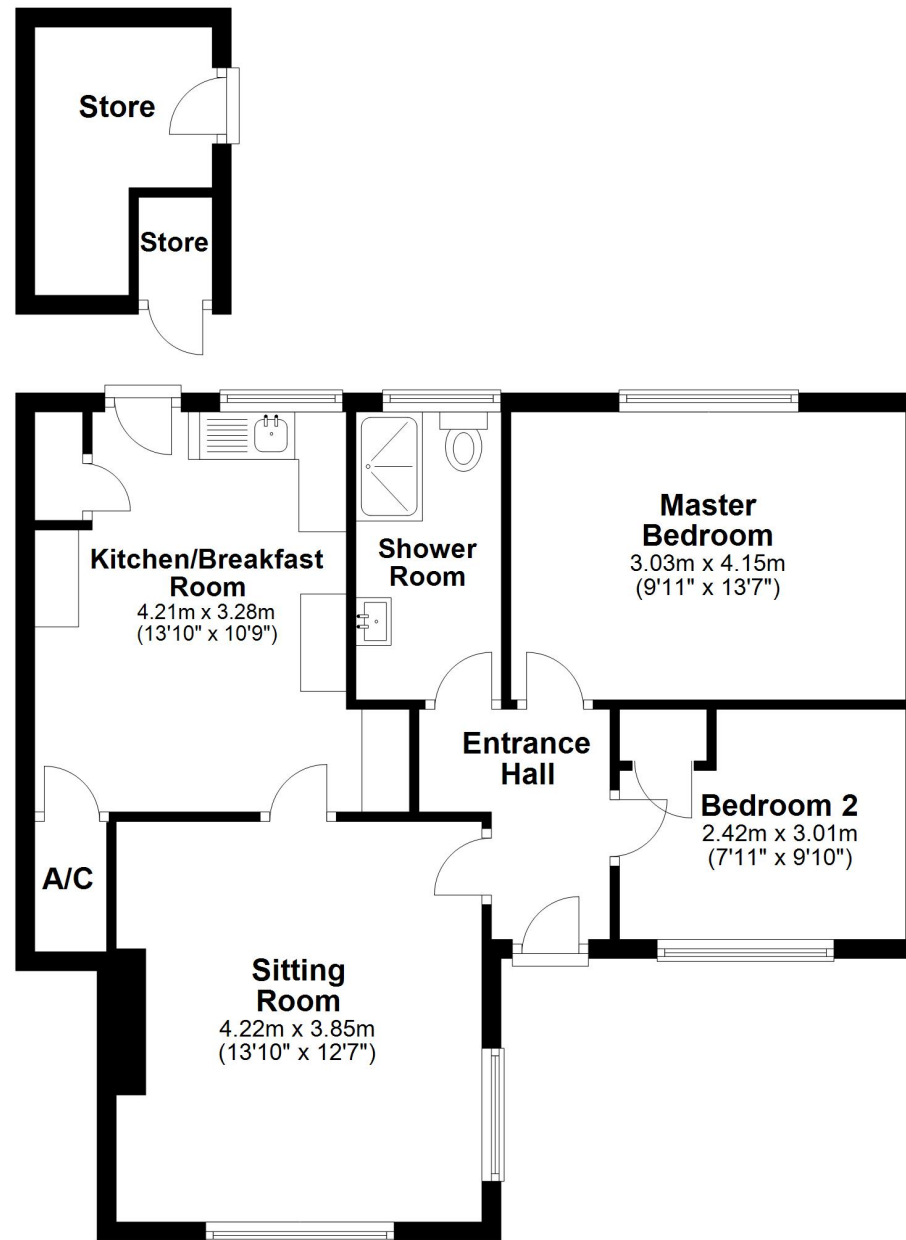
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Ground Floor

Approx. 67.6 sq. metres (728.0 sq. feet)



Total area: approx. 67.6 sq. metres (728.0 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.

