



The Firs, Woolstone, Faringdon  
Oxfordshire, Guide Price £625,000

Waymark

# Faringdon SN7 7QL

Oxfordshire

Freehold

**Sought after Village Location | 4 Bedrooms | Modernisation Project | Just under 0.5 acre plot | Established gardens | Previous planning consent granted | No onward chain**

## Description

Approached across a gated gravel driveway, the enclosed front porch leads into a spacious dining/family room which has double doors out to the rear garden. To the left is the master bedroom with attached dressing room and to the rear is the sitting room with views across the rear garden and an open fire place. To the right is a corridor leading to 3 further bedrooms and a family bathroom and to the rear is the kitchen, utility room with a door to the outside and a clock room.

The property sits on a generous plot of approximately 0.44 acres which wraps around the property and offers an abundance of space to park, a double garage, external attached store and a separate timber workshop and store. The grounds provide a pleasant mix of established planting, mature trees and shrubs, an orchard and a large lawn. There is a separate double gated access to the rear garden.

The property offers an abundance of potential to both modernise and extend (subject to planning). Planning consent was granted in 2016, to extend the property both on the ground floor and creating additional accommodation at first floor. The planning consent has now lapsed.

The property is connected to mains water and electricity and has a private sewerage system.

## Location

The property is located in the popular village of Woolstone, which is in the Vale of the White Horse, just north of the Berkshire Downs. The village has a thriving Public House and Church and there is an abundance of footpaths to explore the surrounding

countryside. The village lies 1.7 miles west of the village of Uffington which has a number of historical connections. Uffington boasts its own museum, the Thomas Hughes 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 traditional public house, village hall, community sports ground and a host of community organisations.

The area 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, Radley College, Our Ladies and St Helens & St Katharine's, all of which are in and around Abingdon (15 miles).

## Viewing Information

Viewing by appointment only please.

## Local Authority

Vale of the White Horse District Council

Tax Band:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	71
England, Scotland & Wales		EU Directive 2002/91/EC	

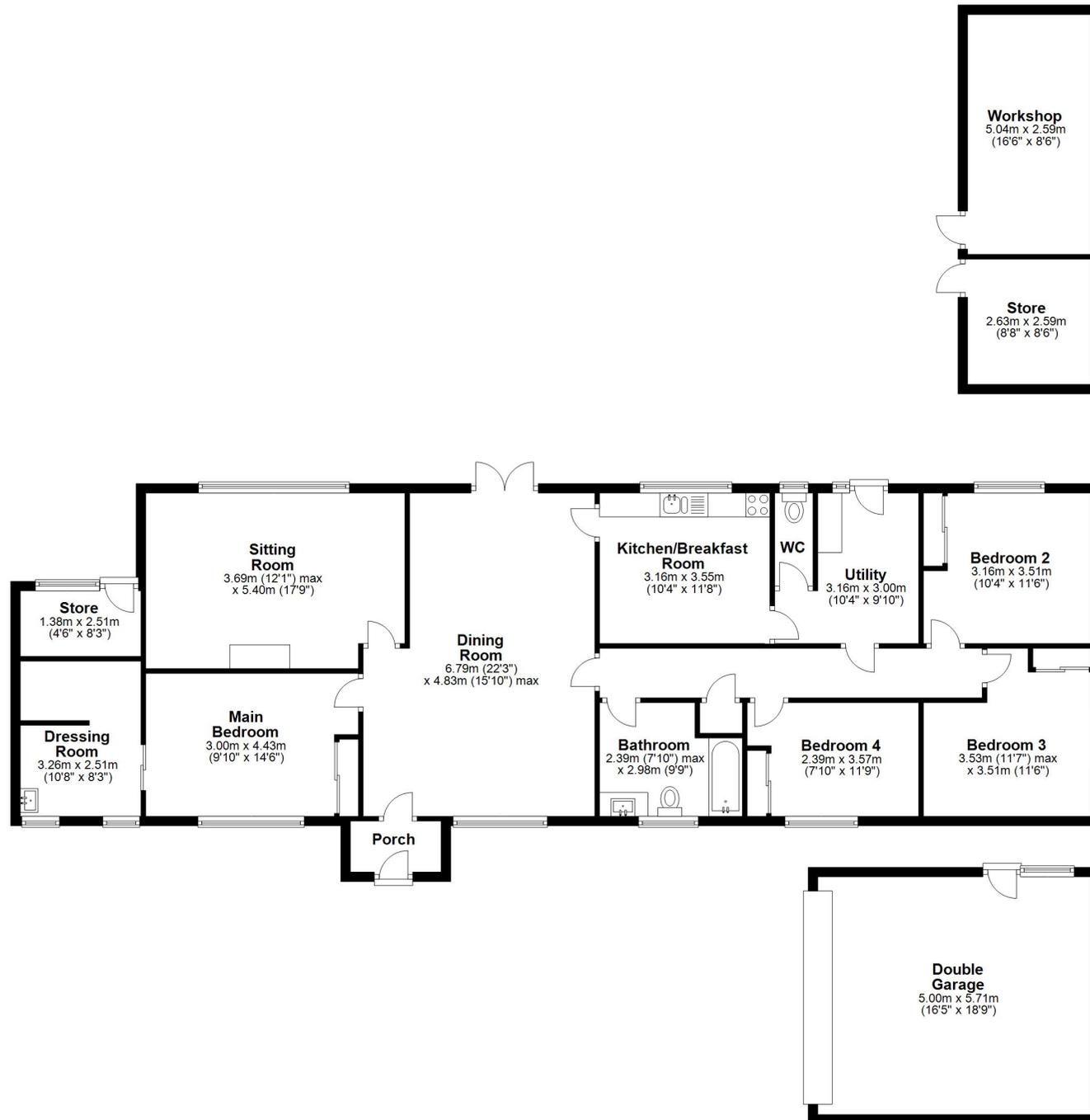


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**Ground Floor**  
Approx. 197.1 sq. metres (2121.7 sq. feet)



Total area: approx. 197.1 sq. metres (2121.7 sq. feet)

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.

