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PROPERTY MADE PERSONAL

Broad Street, Uffington, Faringdon, Oxfordshire SN7 7RA



Deceptively spacious detached house • Three well-proportioned bedrooms • Sitting room with window seat • Spacious kitchen with dining area • Cloakroom • Driveway parking • Private enclosed rear garden • Close to schools and local facilities • EPC D

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and is currently being used as a dressing room. The family bathroom is fitted with a modern suite including a bath with shower over. Stairs rise to the second floor where there is an additional double bedroom with ample storage and access to eaves storage.

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

Set in the heart of this popular village, within walking distance of the local shop and primary school, this individually designed house is quite deceptive and should be viewed to appreciate the spacious accommodation.

The welcoming entrance hallway sits in the heart of the house providing access to all ground floor rooms, with stairs rising to the first floor and benefiting from a large under stairs storage cupboard. Set at the front of the home, the sitting room is of a lovely size, benefiting from a bay window which is fitted with a window seat and wooden blinds. To the rear of the home is the kitchen/dining room with French doors leading to the rear garden. This bright room has a range of matching base and wall units with an inbuilt oven and hob, and space for further appliances as well as a dining table.

On the first floor are two bedrooms, with the master bedroom having plumbing to create an en suite if required. The additional bedroom has been fitted with a wonderful range of wardrobes

Externally, there is driveway parking to the front of the property, with a side gate providing access to the enclosed rear garden. This southerly facing sun trap has a large patio area leading to the lawn, which has some raised beds, and a low maintenance gravelled area at the far end, which provides access to the garden shed and oil tank.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Amenities

The village of Uffington lies on the edge of the Vale of the White Horse, just north of the Berkshire Downs. Overlooking the village is the famous White Horse, a marvellous chalk figure which was cut into the hillside 3,000 years ago. The village has a fine church, known as the Cathedral of the Vale, and an excellent museum, shop and Post Office, pre-school, primary school, traditional public house, community hall and sports ground as well as a host of community clubs and organisations. Further information on village activities can be found on the village website www.uffington.net

More comprehensive facilities are available at the nearby towns of Wantage (c. 7 miles); Faringdon (7.5 miles); Didcot to the east (c.15.4 miles), which has a mainline train service to London Paddington (c. 45 minutes); Abingdon (c.15.2 miles); Oxford (M40





(c. 20 miles); and Swindon (M4) (c. 12.4 miles).

Uffington has literary connections too. John Betjeman, Poet Laureate, lived in the village and Thomas Hughes, author of Tom Brown's Schooldays, was born at Uffington Vicarage. Several of Hughes' books are based on local people and places; the museum is actually housed in the school featured in his most famous work.

Directions

From Faringdon, take the A420 from the Park Road roundabout in the direction of Swindon and turn left where signposted to Fernham and Uffington. On reaching the village of Fernham, at the T-junction bear left and follow the road past the village church, taking a right hand turning as you leave the speed limit, in the direction of Uffington. Once in the village of Uffington, at the T-junction take a left hand turn, passing the village school on the left and rounding the bend into Broad Street. The house can be found on the right hand side identified by our 'For Sale' board.

Services & Tenure

The tenure is Freehold. Mains electricity, water and sewerage are understood to be connected, with an oil-fired heating system to radiators.

Local Authority

Vale of White Horse District Council

Council Tax Band D

Our reference

FAR/LH/KF/28052024

We'd love to hear from you

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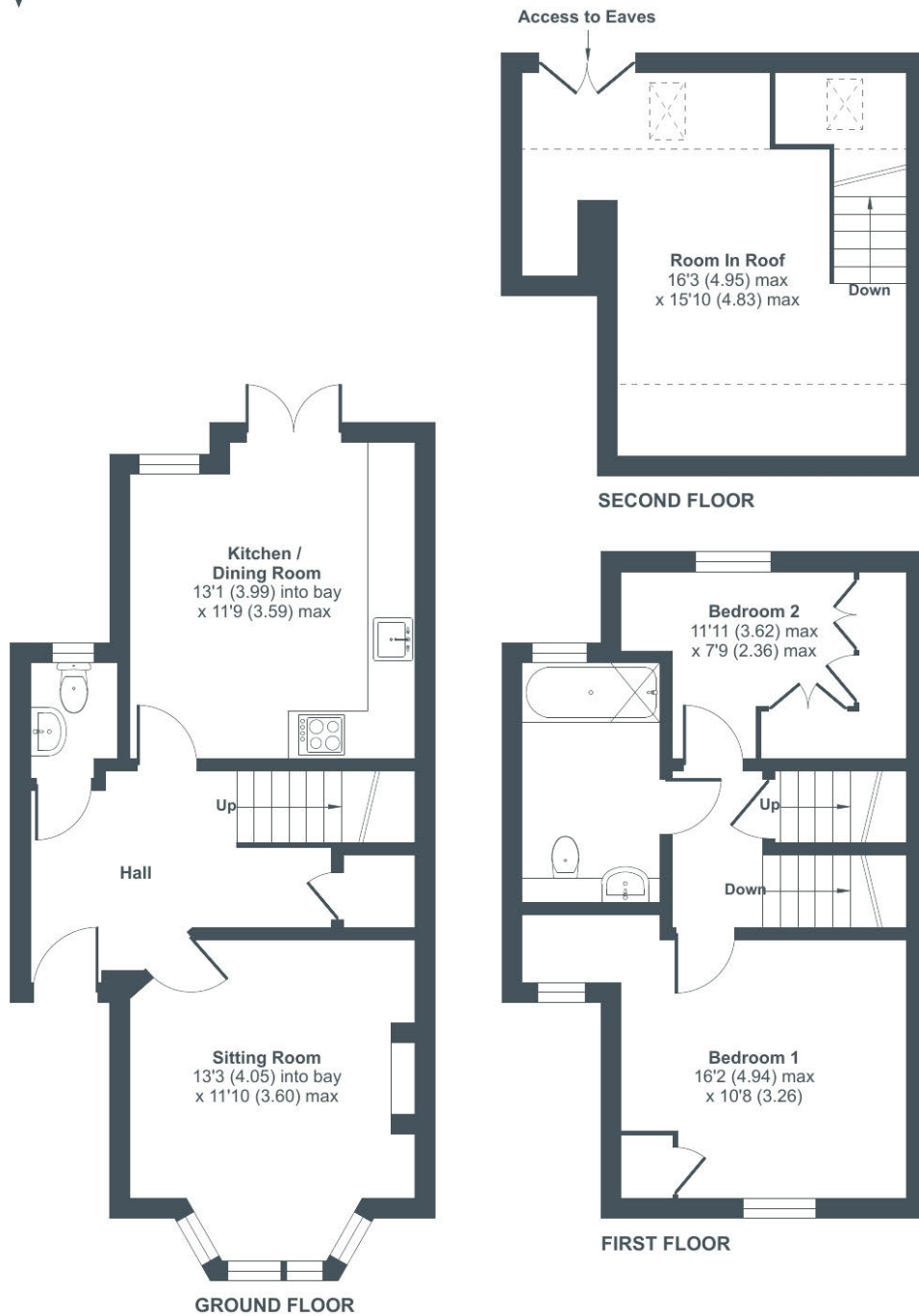
Denotes restricted head height

Approximate Area = 930 sq ft / 86.3 sq m

Limited Use Area(s) = 85 sq ft / 7.8 sq m

Total = 1015 sq ft / 94.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Perry Bishop. REF: 1133767



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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