

# PerryBishop

PROPERTY MADE PERSONAL

**Hill View**, Uffington, Faringdon, Oxfordshire SN7 7RZ



Semi-detached house • Three bedrooms upstairs • Office/fourth bedroom downstairs • Dual aspect sitting room • Open plan kitchen/dining room • Utility room • Spacious rear garden • Driveway parking • EPC E



# Hill View,

Uffington, Faringdon, Oxfordshire SN7 7RZ

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

Set back from the road hidden behind conifers, this is the perfect home for first time buyers or a small family.

Through the archway and in through the front door, you come into the large kitchen/dining room, with ample storage cupboards and dual aspect views over the front and back garden. This leads through to the back door and a utility room with space and plumbing for a washing machine and dryer, as well as a downstairs cloakroom. There is also a further fourth bedroom/office, perfect for anyone working from home, with views over the side garden. The newly redecorated living room is incredibly cosy, with dual aspect views and a log burner in the centre of the room.

To the first floor are two large double rooms at the front of the house, both with built in storage, and a third bedroom which is a great sized single overlooking the rear garden. Completing the accommodation is the family bathroom with a white suite.

Externally the garden wraps around the house with raised beds and a patio section with a pergola, to the rear is tandem driveway parking for two cars and a further rear garden filled with mature trees and shrubs.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Amenities

Overlooking the village of Uffington 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](http://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. Turn right into the High Street and then the next left into Chapel Lane. Turn right into Hill View and the property can be found at the start of the road on your right hand side.

What3Words: ///adjusting.boards.appoints

#### Services & Tenure

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

#### Local Authority

Vale of The White Horse District Council

Council Tax Band C

#### Our reference

FAR/KB/MS/12122024



#### We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk

### *what the owner said*

"The house is in the heart of the village within easy walking distance of a school, post office, shop and pub. There's a lovely private wildlife-friendly garden which is great for sitting out in during the summer. The village is nice and quiet for rural living but within easy commute of Oxford and Swindon."

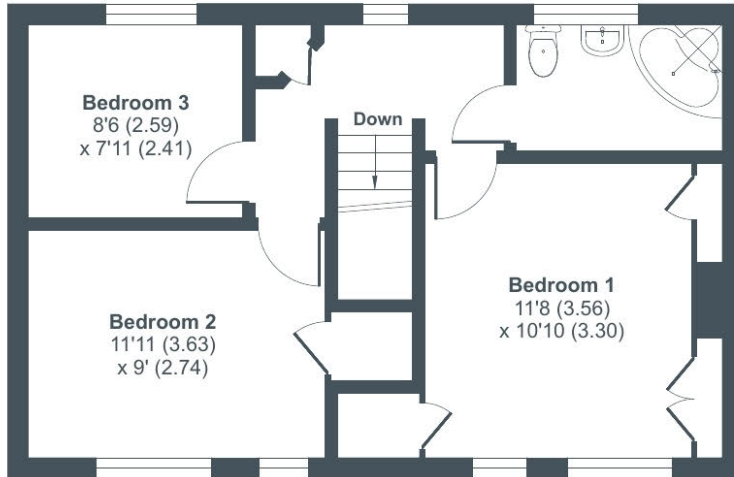




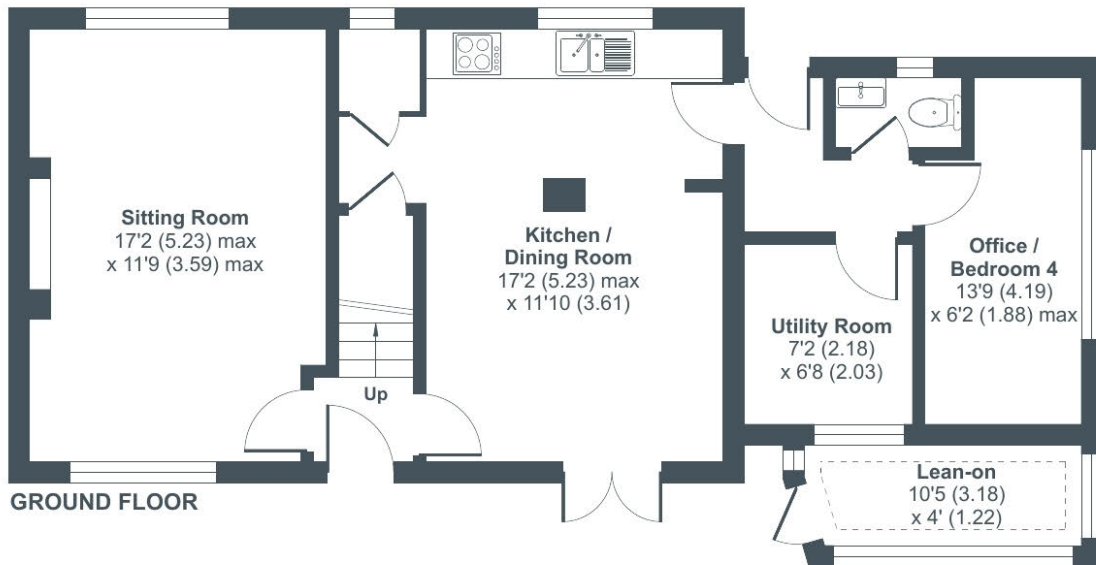
# Hill View, Uffington, Faringdon, SN7

Approximate Area = 1142 sq ft / 106 sq m (exclude lean-on)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Perry Bishop. REF: 1225152



16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk

[perrybishop.co.uk](https://perrybishop.co.uk)

**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.

Gloucestershire • Oxfordshire • Wiltshire

