

The Cottage, Packers Lane, Uffington, Faringdon, Oxfordshire SN7 7RT



Fabulous detached cottage in a quiet location • Two double bedrooms • Sitting room with inglenook fireplace • Fantastic garden • Dining room • Office/study • Kitchen with separate utility room • Off-road parking • EPC TBC

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Key Features



2
Bedrooms



1
Bathroom



3
Receptions

About the property

Nestled in the heart of a charming village, this period detached thatched house offers a rare opportunity to own a piece of history.

The cottage exudes character and charm throughout and is approached into the main living accommodation. The sitting room boasts an inglenook fireplace with inset woodburner and has French doors to the rear garden, whilst the dining room has stairs rising to the first floor and provides access to both the kitchen and utility room. Featuring a great range of matching base and wall units, the kitchen provides inbuilt fridge and freezer along with dishwasher and a rangemaster and has access to the patio area. The utility room has plumbing for a washing machine with space for a tumble dryer and internal log store.

On the first floor, the main bedroom is a dual aspect room featuring some inbuilt wardrobes and shelving. There is a further double bedroom and a family bathroom which is fitted with a modern white suite including a bath with separate shower. Also on this floor is the handy office/study.

Externally, the inviting garden spans to the side of the property, with a delightful patio area placed closest to the house, providing the perfect space for al fresco dining or simply relaxing in the sun. Steps lead to the main lawn area which features a variety of garden sheds, a summerhouse and greenhouse. In addition, there are double gates which provide access to the off road parking.

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.

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.

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 right turn into Woolstone Road and follow this into the High Street. Keep left and shortly after the Fox and Hound pub, there will be a left hand turn into Packers Lane. The property can be found on the left hand side.

What 3 Words: [///rents.profit.ed.tells](https://www.what3words.com/rents.profit.ed.tells)

Services & Tenure

The tenure is Freehold. Mains water, drainage, electricity and oil are connected.

Local Authority

Vale of White Horse District Council

Council Tax Band: E

Our reference

FAR/LH/RN/24062024

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: farindon@perrybishop.co.uk



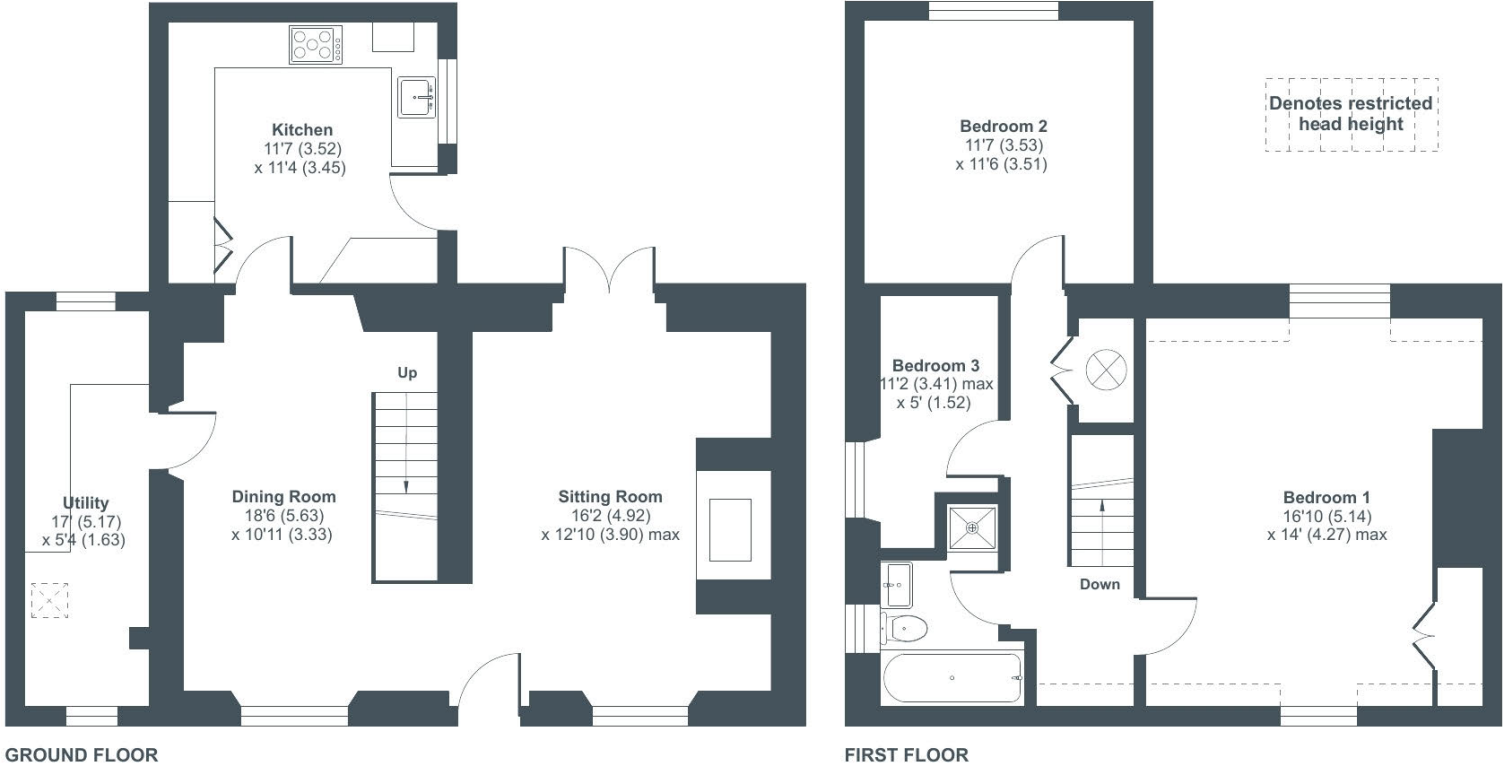




Packers Lane, Uffington, Faringdon, SN7

Approximate Area = 1224 sq ft / 113.7 sq m
 Limited Use Area(s) = 27 sq ft / 2.5 sq m
 Total = 1251 sq ft / 116.2 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). © nchecon 2024. Produced for Perry Bishop. REF: 1147389



16 Market Place, Faringdon, Oxfordshire, SN7 7HP
 T: 01367 240356
 E: faringdon@perrybishop.co.uk

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.

