



DOUGLAS & SIMMONS



7, Craven Common, Uffington
Faringdon, Oxfordshire

7 Craven Common, Uffington, Faringdon, Oxfordshire, SN7 7RN

Guide Price £460,000 Freehold

A five bedroom detached family home with excellent potential to extend or improve, situated in this sought after development on the edge of this highly desirable downland village of Uffington

- Recently installed air source heating system • Excellent potential to extend or improve • Double Garage • Large south facing garden • Kitchen/dining room • Downstairs WC • 5 bedrooms, one with an en suite shower • Family bathroom • Separate utility room • Desirable village location



LOCATION

The village of Uffington lies on the edge of the Vale of the White Horse, just north of the Berkshire Downs. Directly overlooking the village is the famous White Horse, a marvellous chalk figure which was cut into the hillside 3000 years ago. The village has a fine church, known as The Cathedral of the Vale, and an excellent museum, shop/newsagent, pre-school and primary school, pub, community hall, park and separate sports ground/club house as well as a host of community clubs and organisations. There is a school bus service for children schooling either in Faringdon or at King Alfred's Academy in Wantage. There is also a footpath off Craven Common that leads directly to the park and to the village shop. Uffington has literary connections too. John Betjeman, Poet Laureate, lived in the village and Thomas Hughes, author of Tom Brown's School Days, 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. Further information on village activities can be found on the village website www.uffington.net. More comprehensive facilities are available at the nearby market towns of Wantage c.7 miles and Faringdon, 7.5 miles and Didcot to the East c.15.4 miles has a mainline train service to London Paddington (c.45 minutes). Abingdon c.15.2 miles, Oxford (M40 North) c.20miles and Swindon (M4 South) c.12.4 miles.

DESCRIPTION

A five bedroom detached family home with excellent potential to extend or improve, situated in this sought after development on the edge of this highly desirable downland village of Uffington.

The property sides onto an attractive green with a good sized south facing rear garden c 76' x 57' as well as first floor views towards White Horse Hill.

The accommodation comprises; five first floor bedrooms, two of which are large doubles, one featuring an en suite and a there is also a family bathroom. To the ground floor there is a separate sitting room with woodburning stove, a large kitchen/dining room (formerly two rooms), as well as a good sized entrance hall, utility, storage cupboards and a downstairs WC.

The property also has an attached double garage and parking to the front for a number of vehicles, and has excellent potential to extend, subject to the usual planning compliance.

EER -C

SERVICES

All mains services connected except gas.
Recently installed air source heat pump heating system.
Solar panels.

FLOOR AREA

1740.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND F





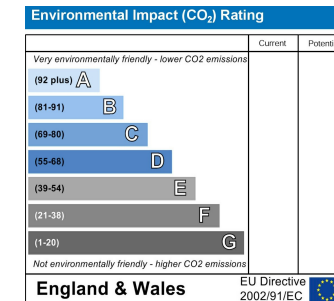
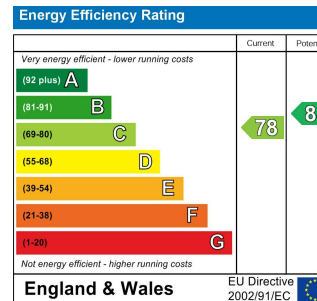
Craven Common, Faringdon, SN7

Approximate Area = 1423 sq ft / 132.2 sq m

Garage = 317 sq ft / 29.4 sq m

Total = 1740 sq ft / 161.6 sq m

For identification only - Not to scale



DIRECTIONS TO SN7 7RN

what3words:///outgrown.cake.hardening

Other Material Information

- Ofcom checker indicates good availability outdoor and variable in home for EE and Vodafone, with good outdoor availability for O2 and variable outdoor for Three
- Ofcom checker indicates standard, superfast and ultrafast broadband is available at this property
- Government portal shows this area as low flood risk
- We are unaware of any planning permissions that could negatively affect this property

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. GRD RD 11.2025

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



25 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: sales@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk



26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk



From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.

