



GRANT FRASER
TOWN & COUNTRY



25 White Horse, Uffington, Oxfordshire, SN7 7SE
Offers over £350,000



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Situated on the edge of the Downland village of Uffington, Oxfordshire, this semi-detached house offers modern living and picturesque countryside views. Built in 1932, with a two-storey extension added in 1989, this property has been thoughtfully updated to meet contemporary standards while retaining its character.

The home features a welcoming reception room, modern kitchen diner and three well-proportioned bedrooms, it provides ample space for families or those seeking a comfortable retreat. The modern bathroom and kitchen are designed with functionality in mind, showcasing new floorings throughout that enhance the overall aesthetic of the home.

One of the standout features of this property is its generous garden, measuring approximately 50 feet, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. The ample driveway ensures convenient off-street parking, complemented by additional parking available on the street.

Residents will appreciate the proximity to local amenities, including a convenience shop, village hall, church, play field, and a welcoming pub. For families, the nearby pre-school and primary school provide excellent educational options.

Moreover, the property boasts stunning views towards the Uffington White Horse Area of Outstanding Natural Beauty, making it a perfect haven for nature lovers and those seeking a tranquil lifestyle. With air source heat pump central heating, this home is not only comfortable but also energy-efficient.

Description

Comprising entrance hall, living room, kitchen diner, rear lobby, cloakroom, utility, three bedrooms and family bathroom. The entrance hallway is flooded with natural light provided by side windows on the ground and first floors. A door leads into the living room, which overlooks the front garden and driveway, there is a handy under stair cupboard. The kitchen diner has windows to the side and overlooking the rear garden, a door leads into the rear lobby with further doors to the garden, cloakroom and utility. On the first floor bedroom one enjoys views of the Ridgeway in the far distance. There are two further bedrooms and bathroom with shower over the bath.

Outside there is driveway parking to the front, side access leads to the rear garden, which is mainly laid to lawn, a hedge row divides the rear 1/4 where a shed can be found.

Services: Central heating air source heat pump, mains water, electricity and drainage.

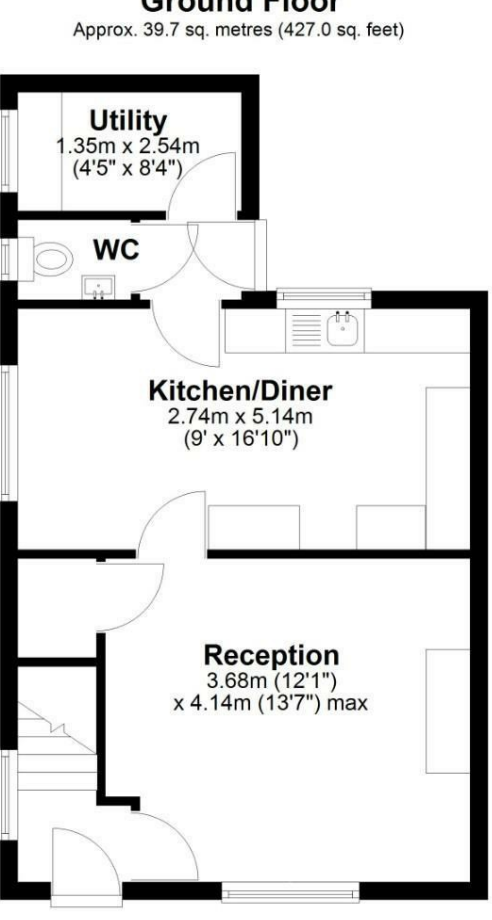
Situation

Uffington sits in the foothills of the famous Ridgeway area of outstanding natural beauty, along with its many public open spaces and fields around, it is ideal for outdoor pursuits. A convenience shop are located in the village along with The Fox and Hounds pub, known for its fantastic views of the Uffington White Horse. The village benefits from its own primary school, with Faringdon community college being the areas secondary school. The area has great transport links, the A420 is 4 miles linking to Oxford, the M4 motorway access 11 miles from the property, the A419 links to the M5 Motorway. Swindon Station is approximately 13 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



Ground Floor

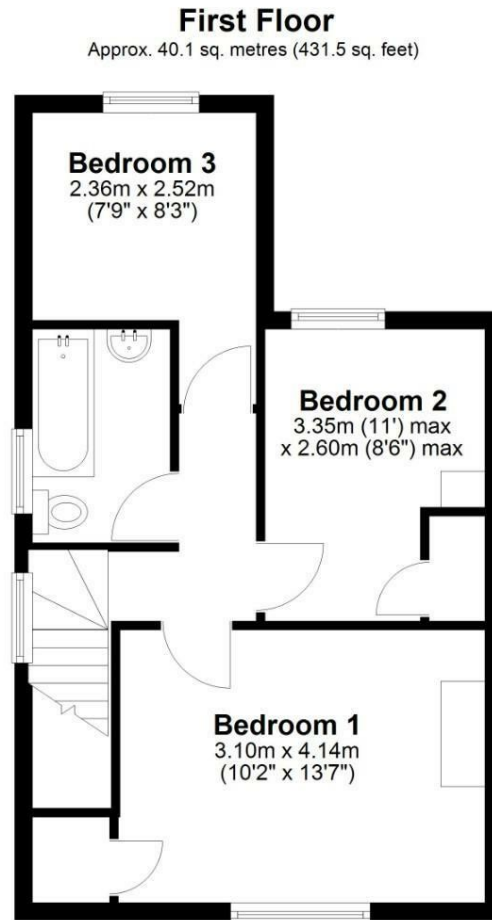
Approx. 39.7 sq. metres (427.0 sq. feet)



The Ground Floor plan shows a large Reception area (3.68m x 4.14m max) with a staircase. To the left is a Kitchen/Diner (2.74m x 5.14m) with a sink and stove. Above the Kitchen/Diner is a Utility room (1.35m x 2.54m) and a WC. The plan includes various doorways and a front entrance.

First Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



The First Floor plan features three bedrooms: Bedroom 1 (3.10m x 4.14m), Bedroom 2 (3.35m max x 2.60m max), and Bedroom 3 (2.36m x 2.52m). It also includes a bathroom with a bathtub, toilet, and sink, and a staircase leading down to the ground floor.

Total area: approx. 79.8 sq. metres (858.5 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) 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		88 70	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		