



20, Craven Common, Uffington  
Faringdon, Oxfordshire

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

## Offers In Excess Of £580,000 Freehold

This extremely spacious c.2171 sq. ft. five bedroom detached house, enjoying a tucked away cul-de-sac position in this highly desirable village at the foot of the downs, with glimpses of White Horse Hill.

- Detached five bedroom home • Double garage and parking • 75' private garden • Cul-de-sac position • 3 reception rooms • 3 bathrooms • Kitchen/breakfast room • Village has primary school, shop, post office, pub, church and village hall • Delightful downland village location • Potential to improve



### 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](http://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

This extremely spacious c.2171 sq. ft. five bedroom detached house, enjoying a tucked away cul-de-sac position in this highly desirable village at the foot of the downs, with glimpses of White Horse Hill.

The flexible accommodation comprises to the ground floor three spacious reception rooms; a generous sitting room, separate dining room, as well as a light and spacious family room which has direct access to the rear garden, and there is also a part vaulted kitchen/breakfast room with generous skylights, utility room and a downstairs cloakroom.

To the first floor there are five spacious bedrooms as well as a study landing; two of the bedrooms have en suite facilities, and in addition there is also a family bathroom. Four of the bedrooms have built in wardrobes and the master bedroom with en suite have vaulted ceilings with skylights.

Outside the property benefits from a large attached double garage which benefits from internal lighting and multiple double sockets and a pedestrian double glazed side door, and there is parking to the front. A particular feature of this property is the large enclosed garden offering a good degree of privacy c. 75' x 45'. The garden has a mature apple tree as well as plum varieties, buddleias, lilac, honeysuckle and jasmine.

EER-D.

## SERVICES

Mains water, electricity connected.  
Oil fired heating.

## FLOOR AREA

2171.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND F



# Craven Common, Uffington, Faringdon, SN7 7RN

Approximate Area = 1877 sq ft / 174.4 sq m

Garage = 294 sq ft / 27.3 sq m

Total = 2171 sq ft / 201.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		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			
		64	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS TO SN7 7RN

Sat Nav to SN7 7RN

What3Words:

///forgives.stiff.trendy



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Douglas and Simmons Ltd. REF: 1016412

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Viewing strictly by appointment with the agents  
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