



20, Craven Common, Uffington  
Faringdon, Oxfordshire

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

## Offers In Excess Of £570,000 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		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

**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:-

- 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.
- 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.
- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
- All measurements are approximate. **GRD/Rd 09.2023**

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**

[www.the-londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
40 ST JAMES'S PLACE SW1



25 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: [sales@douglasandsimmons.co.uk](mailto:sales@douglasandsimmons.co.uk)  
[www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)

26 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222

email: [lettings@douglasandsimmons.co.uk](mailto:lettings@douglasandsimmons.co.uk)  
[www.douglasandsimmons.co.uk](http://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.

