



DOUGLAS & SIMMONS

Sunnymeade, Broad Street, Uffington
Faringdon, Oxfordshire

Sunnymeade Broad Street, Uffington, Faringdon, Oxfordshire, SN7 7RA

Guide Price £495,000 Freehold

This extremely well-appointed and characterful four bedroom semi-detached period property has been the subject of many improvements to now provide a delightful period family home.

• Village location • Kitchen/dining/garden room • Sitting room with wooden floors and fireplace • Snug/family room • Utility • 4 bedrooms • Period style family bathroom • Shower room • Enclosed rear garden • Off road parking



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, newly re-sited and built shop/newsagent, excellent pre-school unit and primary school, pub, large community hall, park and separate sports ground/club house as well as 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 market towns of Wantage c.7 miles and Faringdon C.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. 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.

DESCRIPTION

This extremely well-appointed and characterful four bedroom semi-detached period property has been the subject of many improvements to now provide a delightful period family home.

Arranged over 3 floors the tastefully presented versatile accommodation comprises entrance hallway, a cloakroom, a family room/snug, a delightful sitting room with feature fireplace and insert wood burning stove extending through into an open plan recently refitted high quality kitchen/dining/garden room with French doors opening out onto the garden as well as a useful utility room to the rear of the kitchen. To the first floor there are 2 double bedrooms both with feature fireplaces and a period style refitted family bathroom with roll top bath and separate shower cubicle. Rising to the top floor there are 2 further good sized bedrooms and a shower room. With the added attractions of a large front garden c. 40' including parking for a number of vehicles and an attractively landscaped southerly facing rear garden c. 47'.

SERVICES

All mains services connected except gas
Oil fired central heating to radiators

EER - D

FLOOR AREA

1475.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND D



SUNNYMEADE, BROAD STREET, UFFINGTON, FARINGDON, OXFORDSHIRE, SN7 7RA

APPROX. GROSS INTERNAL FLOOR AREA 1392 SQ FT 129.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)
OUTBUILDING APPROX. GROSS INTERNAL FLOOR AREA 83 SQ FT 7.7 SQ METRES
TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1475 SQ FT 137 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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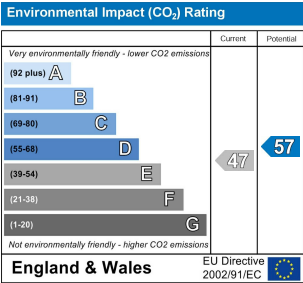
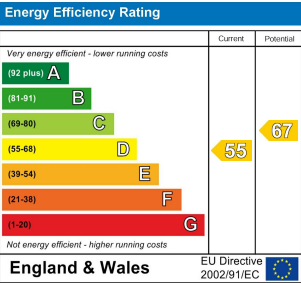
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DIRECTIONS TO SN7 7RA

Leave the market place via Mill Street, continue over the double mini roundabouts onto the A417 Faringdon Road. Proceed though the village of East Challow, pass the turning for Goosey on the right. Take the next turning left signposted Baulking/Uffington, follow the road through the village of Baulking and upon reaching Uffington turn right passing the recreation ground and continue down Broad Street where the property will be found on the left hand side.

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
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