



DOUGLAS & SIMMONS



27, White Horse, Uffington  
Faringdon, Oxfordshire



## 27 White Horse, Uffington, Faringdon, Oxfordshire, SN7 7SE

Guide Price £360,000 Freehold

A mature 3 bed semi-detached house benefitting from some modernisation over the years. The house is situated on the edge of the village overlooking fields to the front and the rolling hills in the background.

- Sought after village location • Large front and rear garden • Parking for 4 cars • Kitchen Diner • Sitting room • Potential to extend • Wood burner • Downstairs WC • Utility Room



### 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. 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

BEST AND FINAL OFFERS BY WEDNESDAY  
19TH MARCH 2025

A mature 3 bed semi-detached house benefitting from some modernisation over the years. The house is situated on the edge of the village over looking fields to the front and the rolling hills in the background. There are many attractive features with an extremely large garden to the front and rear. c.108' x 33' providing excellent potential to extend and or improve. To the ground floor there is a sitting room with wood burner, separate kitchen diner as well as a utility and downstairs WC. The 1st floor there are 3 good sized bedrooms and a modern family bathroom.

EER-D

## SERVICES

Wood-Burner

Portable electric heating + one storage heater

All other mains connected

## FLOOR AREA

882.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND D

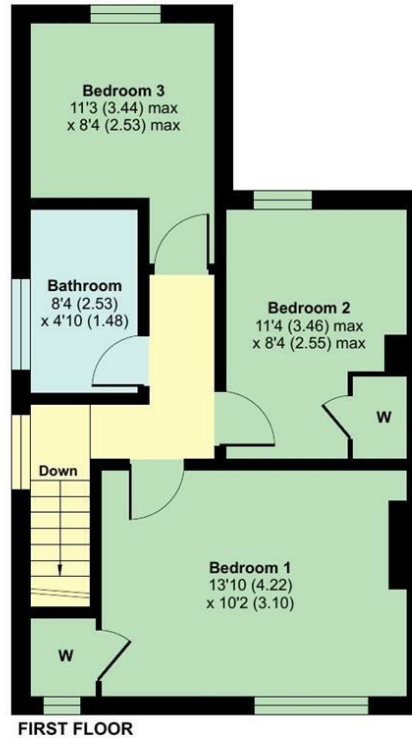
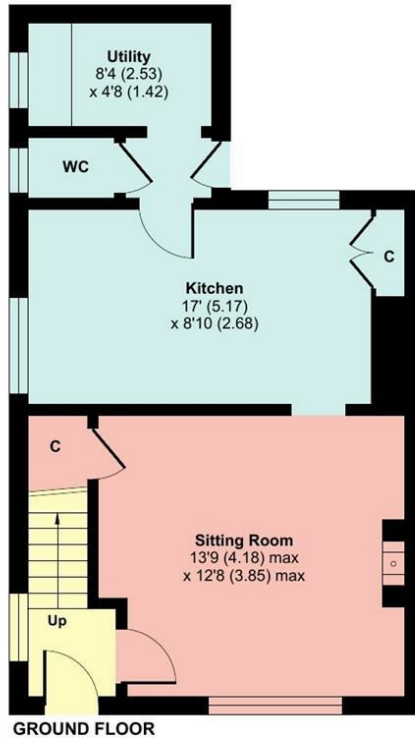




## Uffington, Faringdon, SN7

Approximate Area = 882 sq ft / 81.9 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		
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 7SE

what3words:///goggle.establish.jingles As indicated by our D&S 'For Sale' board

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

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5. All measurements are approximate.

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](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)



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