



Dragon Hill
Uffington | Faringdon | Oxfordshire | SN7 7RE

STEP INSIDE

Dragon Hill

A rare and exciting opportunity to acquire a substantial residential plot extending to approximately 1.4 acres, set within the highly sought-after village of Uffington.

The site currently comprises an existing dwelling but is being offered primarily as a self-build / redevelopment opportunity, with planning permission in place for a striking contemporary home. This provides a ready-made platform for developers or private individuals looking to create a high-quality bespoke residence in a prime rural location.

Positioned in an elevated and discreet setting, the plot enjoys a strong sense of privacy while benefitting from far-reaching views across the surrounding Oxfordshire countryside. The setting is particularly notable, lying close to the iconic landscape of the Uffington White Horse, an Area renowned for its natural beauty and historic character.

The approved scheme presents the opportunity to build upon the existing structure with a beautifully designed modern home, taking full advantage of the site's orientation, outlook, and generous proportions. The scale of the plot allows for a significant and architecturally ambitious dwelling, subject to the existing consent.

Uffington itself is a well-regarded village, offering a strong sense of community, local amenities, and excellent access to surrounding towns including Wantage, Faringdon, and Swindon. Swindon provides mainline rail services to London Paddington in under an hour, making the location attractive to both commuters and those seeking a rural lifestyle.

- Rare self-build / redevelopment opportunity
- Site extending to approx. 1.4 acres
- Planning permission for contemporary detached home
- Existing dwelling on site
- Highly desirable village location
- Far-reaching countryside views
- Close to the Uffington White Horse
- Excellent transport links via Swindon (London Paddington < 1 hour)





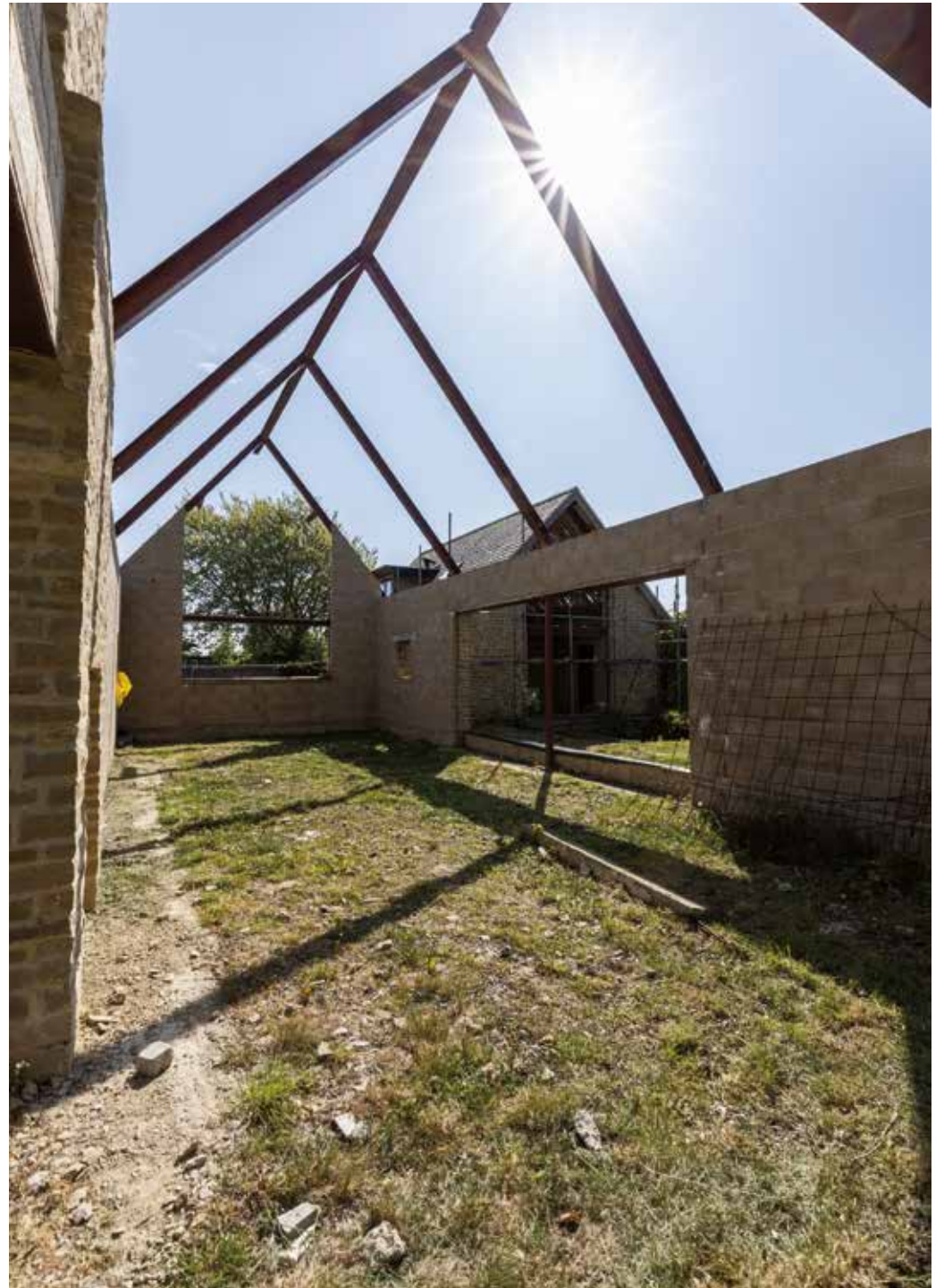


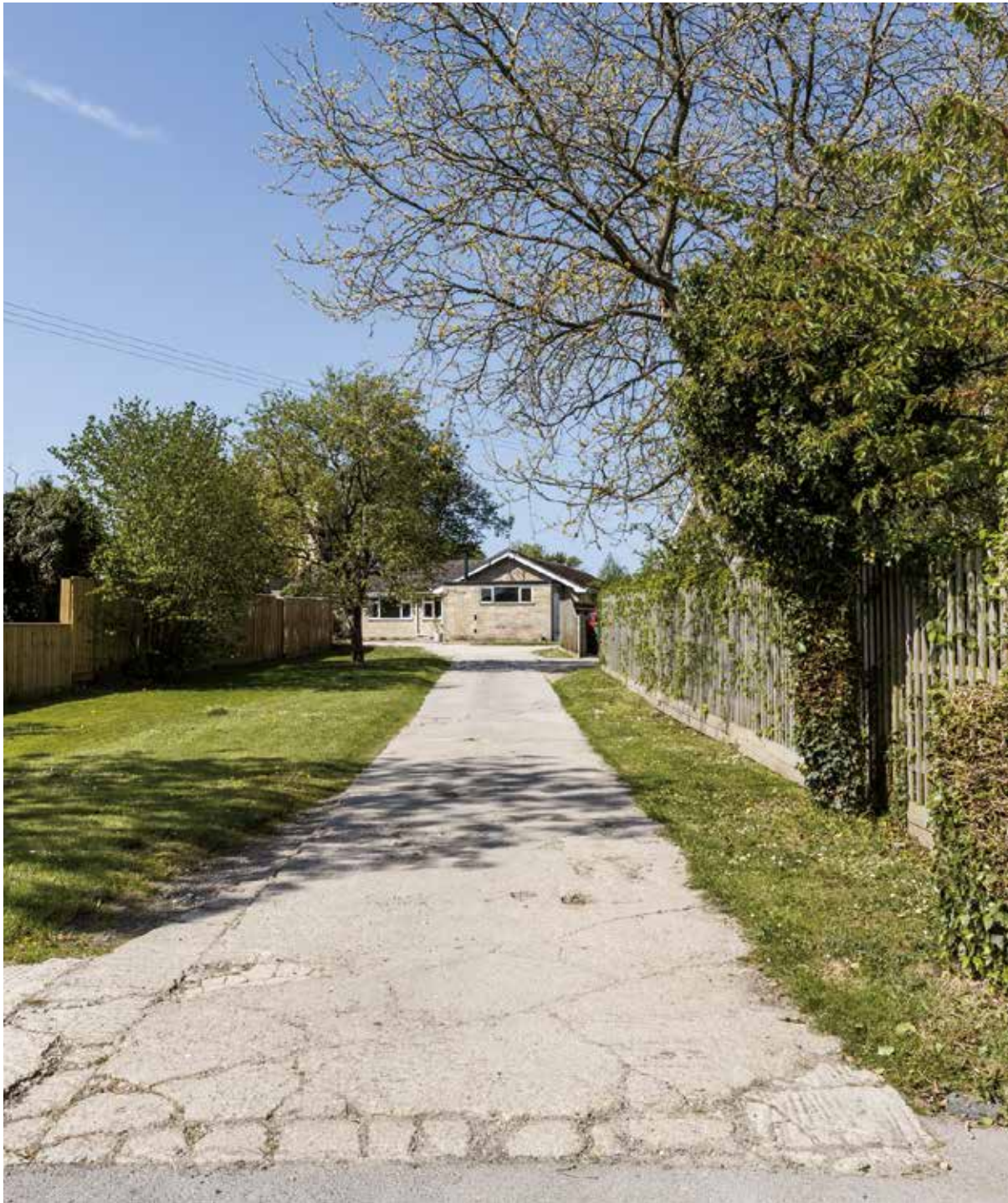












INFORMATION

Dragon Hill

Tenure: Freehold

Council Tax band: G

Local Authority: Vale of White horse

EPC: E <https://find-energy-certificate.service.gov.uk/energy-certificate/8390-7926-2650-5459-4202>

Property construction : Block and concrete tile roof

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Bio mass boiler

Broadband: FTTC / Standard Fibre Broadband connection available Full fibre broadband

Mobile signal/coverage: 4G mobile signal is available in the area - we advise you to check with your provider.

Parking: Garage 2 car and Drive way for 4 cars

Total Internal Floor Area: 182.2 sqm



Dragon Hill - Uffington

Approximate Gross Internal Area = 182.2 sq m / 1961 sq ft

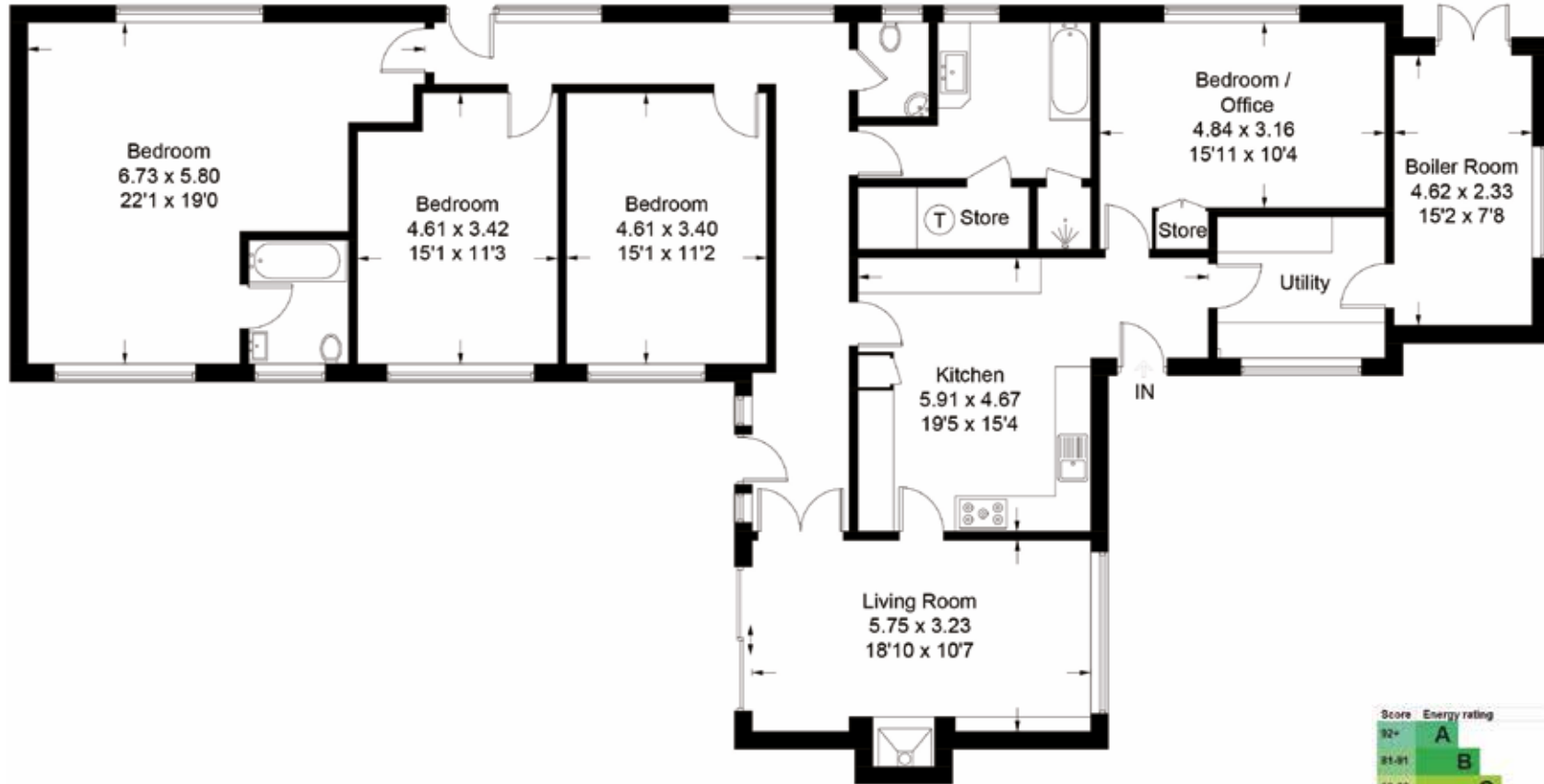


Illustration is for identification purposes only. Measurements and layout of property are approximate and not to scale.





AZIZ ALI
PARTNER AGENT

follow Fine & Country on



Fine & Country Cotswolds and Cirencester
2 A P Ellis Road, Upper Rissington, Cheltenham GL54 2QB
01608 619919 | 07377 967 249 | aziz.ali@fineandcountry.com

