



23 Patrick's Orchard, Uffington

In Excess of £280,000

Waymark

23 Patrick's Orchard

Uffington, Faringdon

A fantastic opportunity to purchase this well-presented three bedroom semi-detached home, ideally situated in the heart of the highly sought-after Oxfordshire village of Uffington. Enjoying an attractive position overlooking an open green to the front, with The Ridgeway providing a picturesque backdrop in the distance, the property is also within easy walking distance of the village shop, well-regarded public house and highly regarded primary school.

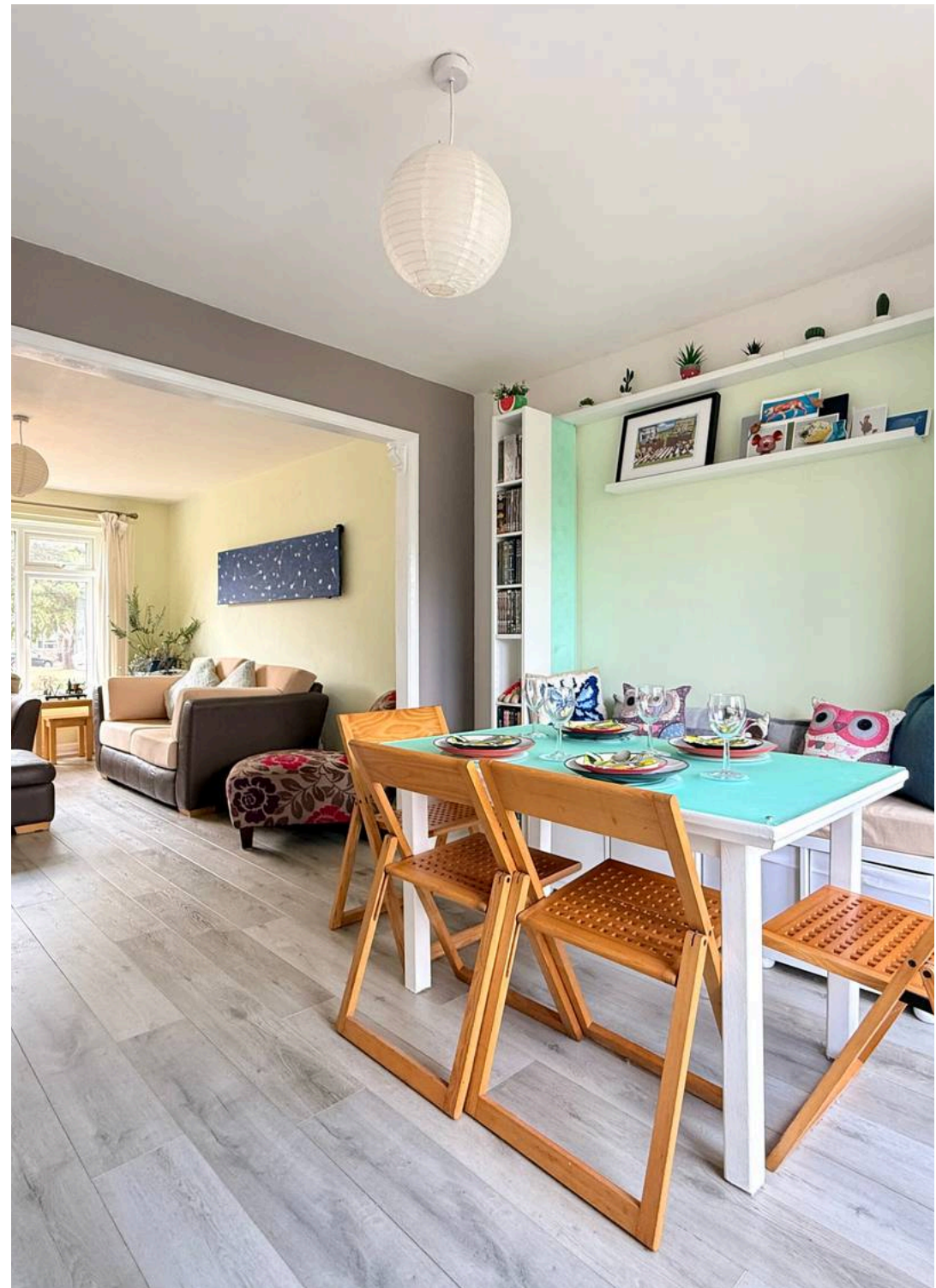
The property offers well-balanced accommodation throughout, comprising an entrance hall, a useful utility area with plumbing already in place for the installation of a downstairs cloakroom if desired, a fitted kitchen, a separate dining room with patio doors opening onto the rear garden, and a welcoming sitting room complete with a feature wood-burning stove and built-in storage.

To the first floor are three light and airy bedrooms, two of which benefit from built-in storage cupboards, together with a well-appointed family bathroom.

Externally, the property enjoys an attractive outlook across the green space to the front. The private and mature rear garden provides an excellent space for both relaxing and entertaining, featuring a lawn, a gravelled seating area, a purpose-built storage shed and convenient side access.

The property is freehold and connected to mains electricity, water and drainage. Further benefits include oil-fired central heating and uPVC double glazing throughout.

Offering an excellent combination of village living, practical accommodation and attractive surroundings, this delightful home would make an ideal first-time purchase, family home or investment opportunity. An internal viewing is highly recommended to fully appreciate everything this property has to offer.





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Uffington, Faringdon

The pretty village of Uffington lies on the edge of the Vale of the White Horse, just north of the Berkshire Downs and has a number of historical connections. Overlooking the village is the chalk White Horse, which was cut into the hillside some 3,000 years ago. The village boasts its own museum, Uffington Museum which was formerly known as the Tom Brown's School Museum – the author having been born in Uffington Vicarage – and the Poet Laureate, Sir John Betjeman also having lived in the village. Uffington has a majestic church regarded as the Cathedral of the Vale, a well-equipped village store with Post Office, a popular primary school and pre-school, together with a lovely traditional public house, village hall, community sports ground and a host of community organisations.

Council Tax band: C

Tenure: Freehold

- No onward chain
- Three spacious and light bedrooms
- Semi-detached property fronting on to green area
- Two reception rooms
- Utility area
- Private and mature rear garden
- Close to amenities including local shop, public house and primary school
- Situated in the heart of the sought after village of Uffington

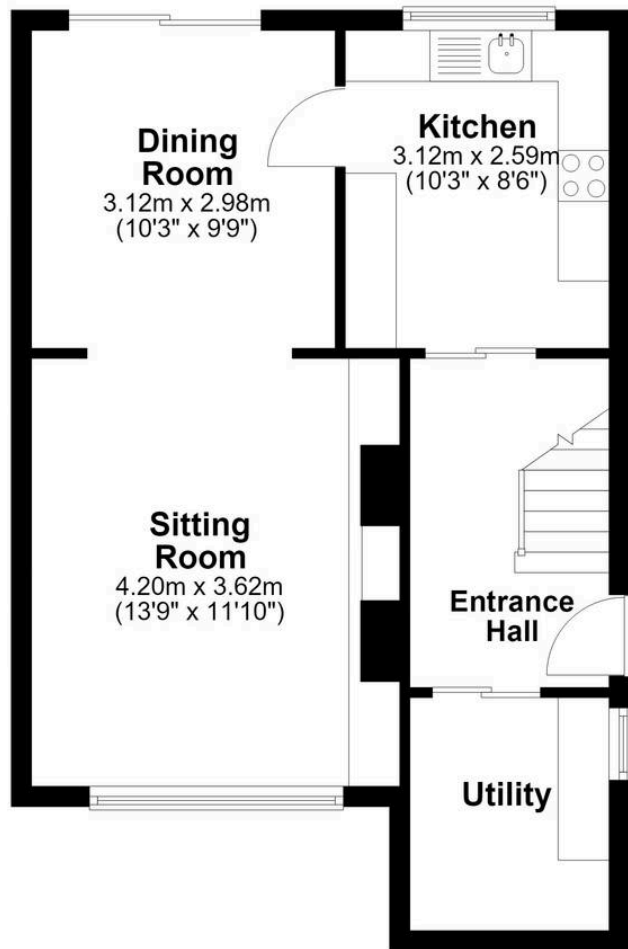






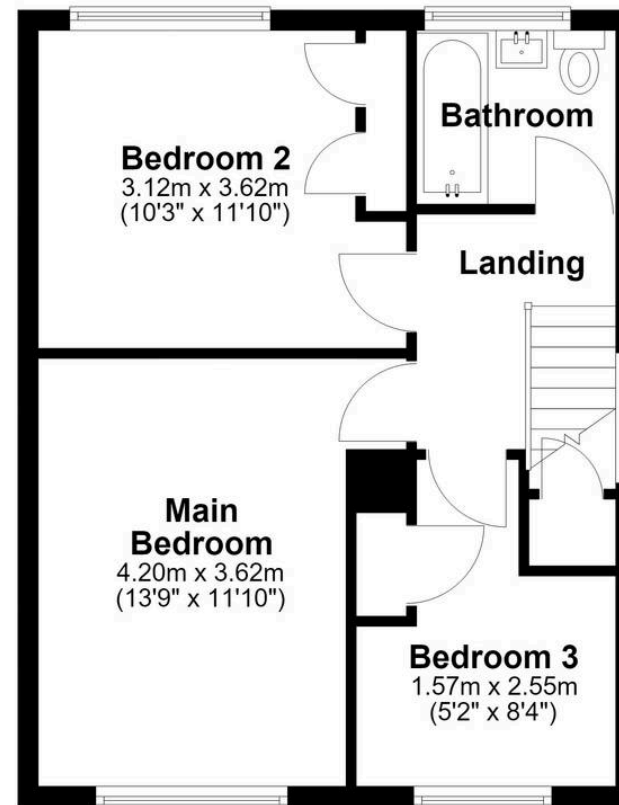
Ground Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



Total area: approx. 87.0 sq. metres (936.3 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.

Plan produced using PlanUp.

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