



Wharf Farm, Uffington

Guide Price £825,000

Waymark

Wharf Farm

Uffington

Wharf Farm is a charming and substantial three-bedroom detached home set within just over 2.5 acres of gardens and paddock, enjoying a peaceful position on the edge of the highly sought-after village of Uffington. The property benefits from a gated driveway, double garage, double car port, stables, a range of useful outbuildings and well-maintained paddocks, making it ideally suited to equestrian enthusiasts or those looking for extensive outside space. The property is within walking distance of the village amenities.

The spacious accommodation comprises an entrance porch, downstairs cloakroom, utility room, well-appointed kitchen/breakfast room, generous sitting room, dining room with adjoining office space (limited head height in this room), and a light-filled conservatory overlooking the gardens. To the first floor is a spacious landing leading to three bedrooms and a family bathroom, with the master bedroom further benefiting from its own en-suite bathroom.

Externally, the property continues to impress. A large gated driveway provides ample parking and leads to the double garage and double car port. Beyond this are the equestrian facilities, including stables, a tack room and a selection of additional outbuildings, offering excellent storage and flexibility for a variety of uses. The gardens are predominantly laid to lawn, whilst the adjoining paddock of just over 2 acres offers excellent grazing land and is perfectly suited for horses or other livestock. Altogether, the grounds extend to about 2.5 acres.

The property is offered freehold and is connected to mains water and electricity. It further benefits from private drainage and oil-fired central heating.

- Detached Property
- Circa 2.5 Acres Including Paddock
- Gated Driveway
- Double Garage, Double Car Port And Outbuildings
- Three Reception Rooms
- Three Double Bedrooms and Two Bathrooms
- Popular And Sought After Village Location





Wharf Farm

Uffington

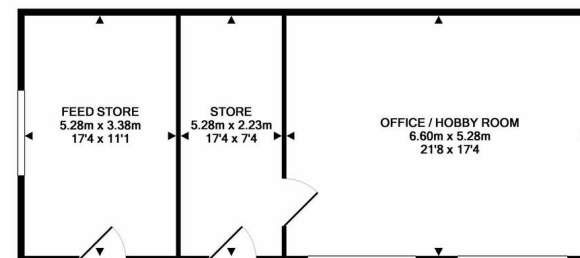
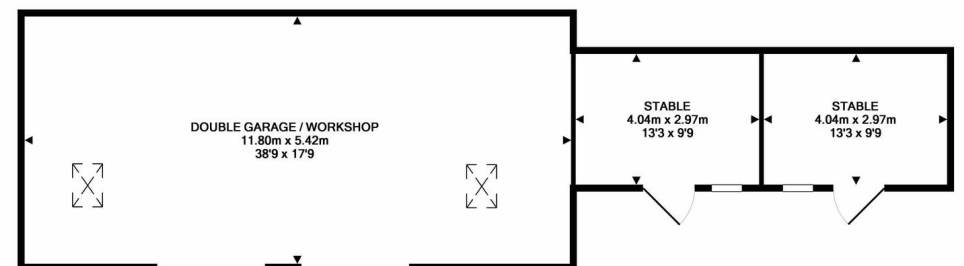
Located on the edge of the pretty village of Uffington, in the Vale of the White Horse, just north of the Berkshire Downs. The village boasts its own museum, the Thomas Hughes Museum - the author having been born in Uffington Vicarage - and the Poet Laureate, Sir John Betjeman also having lived in the 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. Overlooking the village is the chalk White Horse, which was cut into the hillside some 3,000 years ago. The village has good road links to Oxford (15 miles) and Swindon (11 miles) via the A420, with more local facilities and secondary schools available in the nearby market towns of Faringdon (6 miles) and Wantage (7 miles). Major rail links to London and the west are available from Swindon, Didcot and Oxford. The village is well positioned for a number of excellent independent schools such as St Hugh's and Pinewood Prep schools, as well as Abingdon School, Radley College, Our Ladies and St Helens & St Katharine's, all of which are in and around Abingdon (15 miles).

Council Tax band: G

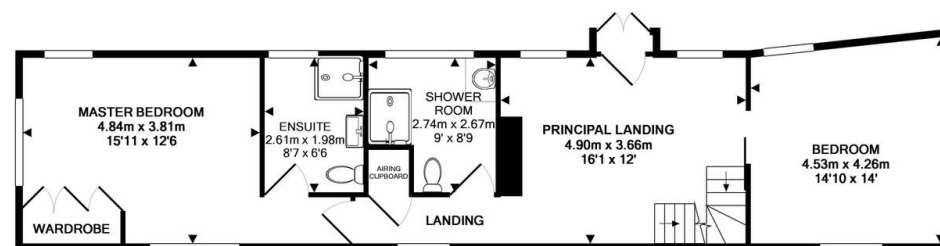
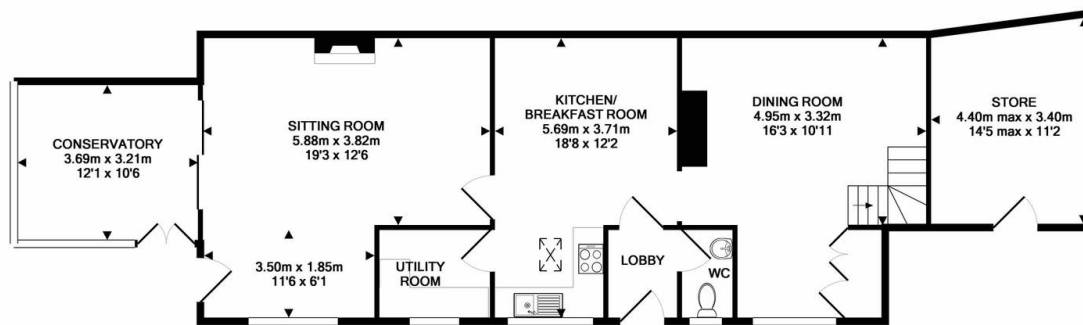
Tenure: Freehold







WHARF FARM OUT BUILDINGS
TOTAL APPROX. FLOOR AREA 152.0 SQ.M. (1636 SQ.FT.)
 Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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WHARF FARM UFFINGTON SN7 7PS
 TOTAL APPROX. FLOOR AREA 198.0 SQ.M. (2131 SQ.FT.)
 Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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Waymark Property Limited

Waymark Ltd, 2 Cornmarket – SN7 7HG

01367 820 070 • faringdon@waymarkproperty.co.uk • www.waymarkproperty.co.uk

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