



DOUGLAS & SIMMONS



7, Craven Common, Uffington  
Faringdon, Oxfordshire

## 7 Craven Common, Uffington, Faringdon, Oxfordshire, SN7 7RN

Guide Price £485,000 Freehold

This extremely spacious five bedroom detached family home is situated in this sort after development on the edge of this highly desirable downland village of Uffington

- Master with ensuite • Off-road parking • Double Garage • Separate utility room • Potential to extend • Downstairs WC • Two large double bedrooms • Large south facing garden



### 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. Further information on village activities can be found on the village website [www.uffington.net](http://www.uffington.net). 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

This extremely spacious five bedroom detached family home is situated in this sort after development on the edge of this highly desirable downland village of Uffington the property sides onto an attractive green with a good sized rear garden circa. 76' x 57' with a southerly facing aspect with views from the first floor with stunning views towards Whitehorse Hill.

The accommodation comprises five first floor bedrooms, two large doubles, one with an en-suite and a family bathroom. To the ground floor there is a separate sitting room, dining room, large kitchen, as well as a utility and downstairs WC.

The property also has an attached double garage and parking to the front for a number of vehicles. Excellent potential to extend STP.

EER -

## FLOOR AREA

1740.00 sq ft

Vale of White Horse District Council

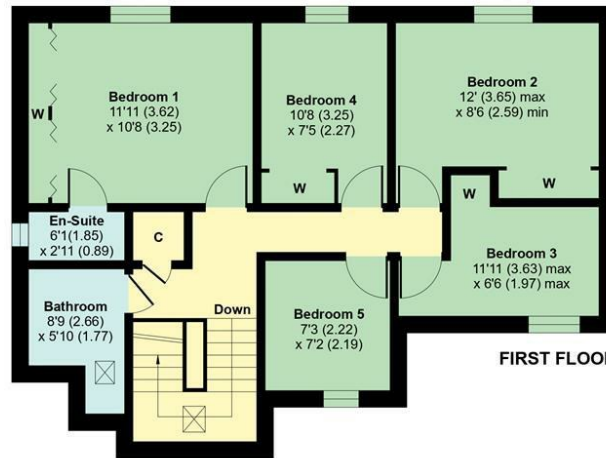
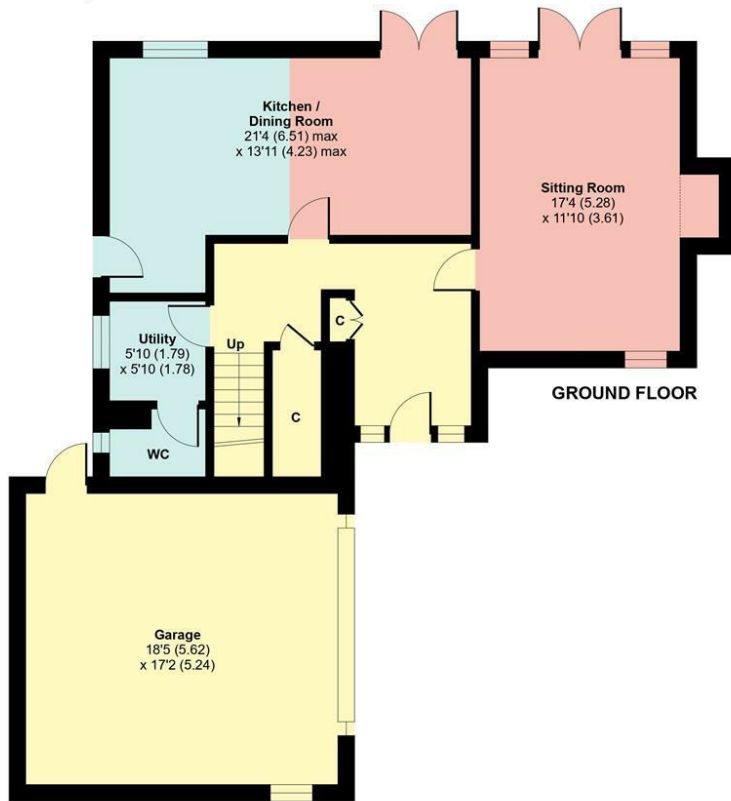
COUNCIL TAX BAND F





# Craven Common, Faringdon, SN7

Approximate Area = 1423 sq ft / 132.2 sq m  
Garage = 317 sq ft / 29.4 sq m  
Total = 1740 sq ft / 161.6 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 7RN

what3words:///outgrown.cake.hardening

## Other Material Information

- Ofcom checker indicates good availability outdoor and variable in home for EE and Vodafone, with good outdoor availability for O2 and variable outdoor for Three
- Ofcom checker indicates standard, superfast and ultrafast broadband is available at this property
- Government portal shows this area as low flood risk
- We are unaware of any planning permissions that could negatively affect this property

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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2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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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

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