



DOUGLAS & SIMMONS



Craven Farm Cottage, Upper Common, Uffington
Faringdon, Oxfordshire

Craven Farm Cottage Upper Common, Uffington, Faringdon, Oxfordshire, SN7 7RU

Guide Price £450,000 Freehold

A delightful three bedroom thatched chalk stone cottage offering a wealth of charm and character situated in this sought after downland village with a charming cottage garden.

- Village Location • Exposed stone walls and timbers • Sitting room with inglenook fireplace • Modern Kitchen • Modern family bathroom • 3 bedrooms • Off road parking for several vehicles • Enclosed cottage garden • Re-thatched in the last 5 years



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, newly re-sited and built shop/newsagent, excellent pre-school unit and primary school, pub, large community hall, park and separate sports ground/club house as well as host of community clubs and organisations. Further information on village activities can be found on the village website 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. 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.

DESCRIPTION

A delightful three bedroom thatched chalkstone cottage offering a wealth of charm and character, a pretty cottage garden and situated in this sought after downland village on a no through road overlooking the village green.

Re-thatched in the last 5 years, the accommodation comprises entrance porch opening into the dining hall, sitting room with exposed stone walls, timbers and inglenook fireplace and a modern kitchen. To the first floor there are 3 good sized bedrooms, one affording exposed timbers as well as a modern family bathroom with bath and separate shower. There is good access to 2 loft spaces.

Outside the property enjoys a delightful south facing cottage garden to the rear with a summerhouse and workshop, and separate shed with power and light, and to the front a driveway providing parking for a number of vehicles.

The property further benefits from planning permission for an extension to create a large porch at the front of the property to provide an entrance hall and cloakroom and to the rear a single storey extension.

SERVICES

All main services connected except gas
LP gas fired central heating to radiators

PLANNING APPLICATION NUMBER

Planning reference P16/V0275/HH

All aspects of planning can be viewed online at
<http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building>
planning.admin.team@whitehorseDC.gov.uk
tel : 01235 520202

FLOOR AREA

974.00 sq ft

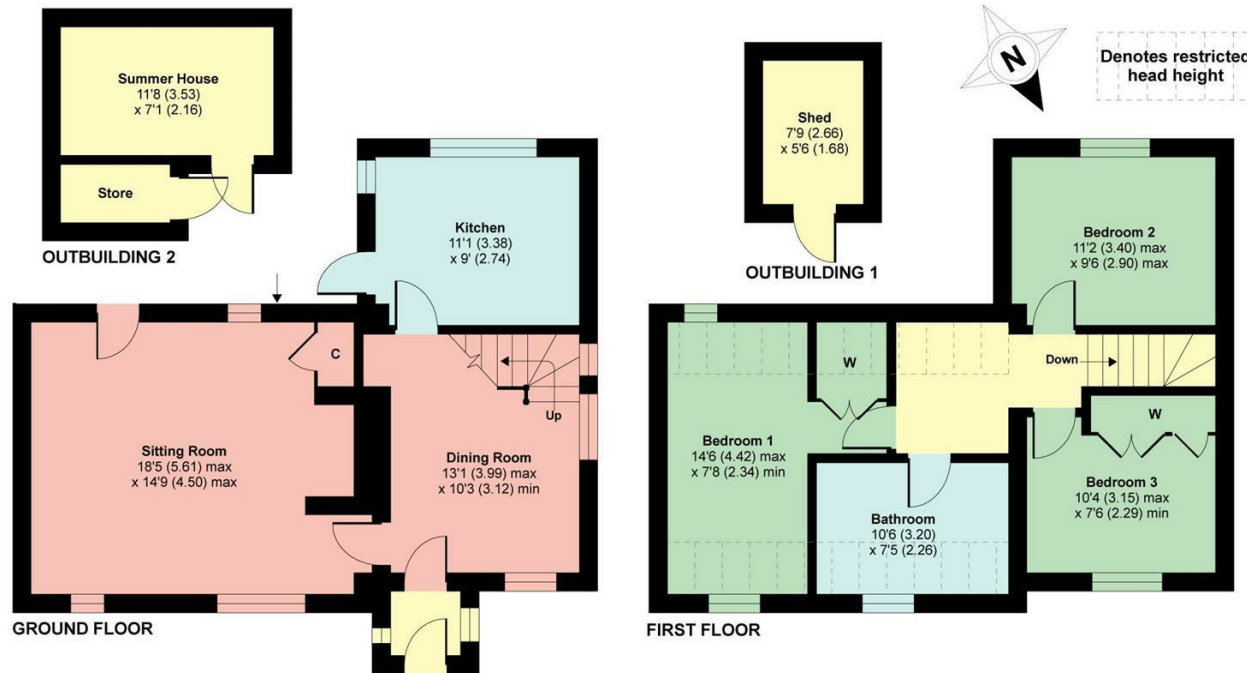
Vale of White Horse District Council

COUNCIL TAX BAND E



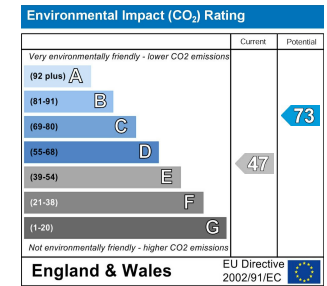
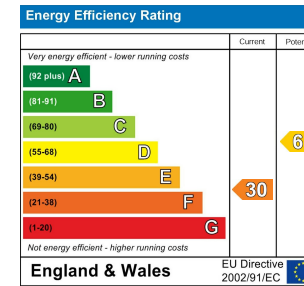
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APPROX. GROSS INTERNAL FLOOR AREA 974 SQ FT 90.4 SQ METRES (Excludes Restricted Head Height & Outbuildings)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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DIRECTIONS TO SN7 7RU

Leave Wantage Market Place via Newbury Street and at the set of traffic lights turn right into Portway (B4507) and continue on this road approximately 4.5 miles passing over the crossroads marked Childrey and Lambourn. Take the right turning at Blowingstone Hill sign posted Kingston Lisle and bear left at the junction. Continue through Fawley for c. 2 miles. Upon entering Uffington continue along White Horse turning left onto High Street and left again into Upper Common Lane. Follow the road slight right into Upper Common Lane where Craven Farm Cottage can be found after a short distance on the right hand side.

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.

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5. All measurements are approximate. EGS/SL.6.4.2017

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Viewing strictly by appointment with the agents
Douglas and Simmons



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