



DOUGLAS & SIMMONS

15, Freemans Close, Uffington
Oxfordshire

15 Freemans Close, Uffington, Oxfordshire, SN7 7SH

Guide Price £315,000 Freehold

A rare opportunity to acquire a property of this nature in the sought after village of Uffington.

- Parking for two cars • 2 good sized bedrooms • Single garage attached • Private rear garden • Sought after village • Separate kitchen • Garden room



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. 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

A rare opportunity to acquire a property of this nature in the sought after village of Uffington. Situated in a quiet and select close of properties constructed in the 1990's, this property is located at the very back of the cul de sac enjoying a tucked away location with delightful views towards White Horse Hill from the 1st floor.

Benefitting from a South facing aspect and an attractive private garden which wraps around the adjacent garage and parking. Major features of note include a sitting room, seperate kitchen as well as a garden room to the rear.

To the first floor there are two good sized bedrooms and a family bathroom. A further attractive feature is the garage abutting the side of the property with parking to the front for two vehicles. The property benefits from electric heating, solar panels installed in 2000 as well as recently replaced double glazing.

SERVICES

Electric heating
Mains water

EER-C

FLOOR AREA

875.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND C





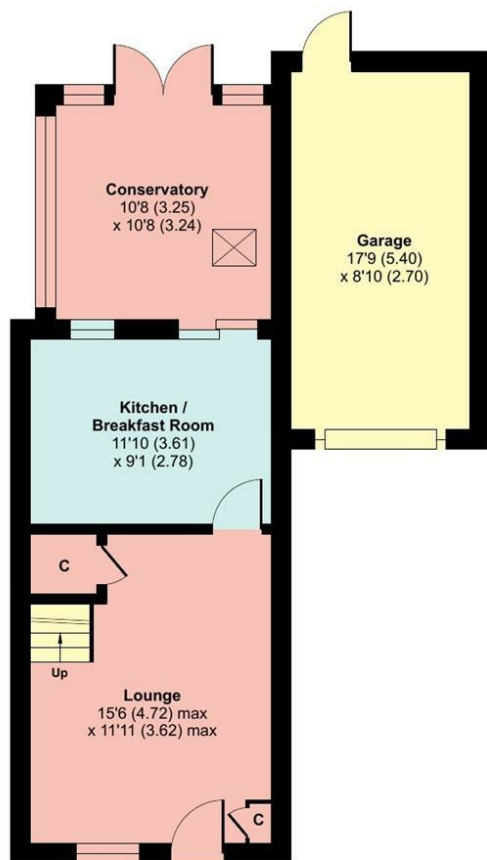
Freemans Close, Faringdon, SN7 7SH

Approximate Area = 718 sq ft / 66.7 sq m

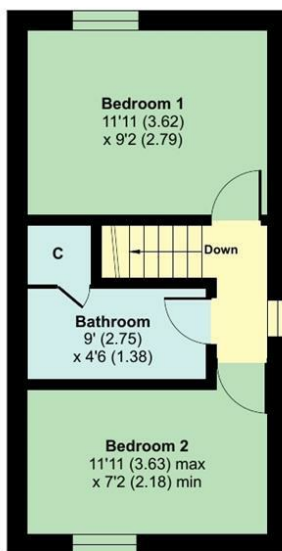
Garage = 157 sq ft / 14.6 sq m

Total = 875 sq ft / 81.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	73	
(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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS TO SN7 7SH

what3words:///retrieves.sponge.everyone As indicated by our D&S 'For Sale' sign

Other Material Information

- Ofcom mobile check indicates good availability outdoor for, EE, Three, O2 and Vodafone
- Ofcom broadband check indicates standard, superfast and ultrafast broadband is available at this location
- The government portal highlights this area as low flood risk
- We are unaware of any planning permission that could negatively affect the 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

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
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.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. **GRD 01.26**

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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