





92 High Street, Cricklade, Wiltshire.

DIRECTIONS

Please use the postcode SN6 6DF or call the office at any time for detailed directions from your location.

SUMMARY

Grade II listed cottage with a wealth of character features and accommodation which includes four double bedrooms, three reception areas, plus a separate one bedroom annexe. It enjoys all the convenience of a High Street location but combines it with a beautiful, private garden, and the convenience of a garage.

PROPERTY

The property is accessed from the High Street into a welcoming entrance hall with space for coats and shoes. This leads through to a large reception room, currently used as a dining room, with plenty of character from beamed ceilings and exposed stone walls. An opening leads through to the large but cosy living room with multifuel burner and stairs leading to the first floor with storage cupboard below. The kitchen sits behind and has been fitted with a range of storage and appliance space. It is open to a large family area which also has a multi fuel burner, and provides welcome extra reception space as required. The ground floor of the main property is completed by a useful utility/boot room.

The first floor accommodation includes the large, dual aspect, master bedroom, as well as a second double bedroom with built in wardrobes. The luxury bathroom has been refitted to a high standard with double ended bath, separate shower cubicle, wash hand basin, and wc. Next door is a separate wc and wash hand basin. The second floor houses the remaining two double bedrooms with built in wardrobes.

To the rear of the property is a self-contained separate annexe which has a kitchen, large bed/sitting room and shower room.

GARDENS

To the rear of the property, accessed from Horse Fair Lane, is a large garage with light, power, and an electric door. There is a path from here, with gated access to the rear garden which is a real highlight of

the property. Despite the central location of the property, the good size garden offers a high degree of seclusion, privacy, and tranquility. There is a good size patio adjoining the property whilst the remainder is laid to lawn with pretty borders and a useful storage shed.

LOCATION

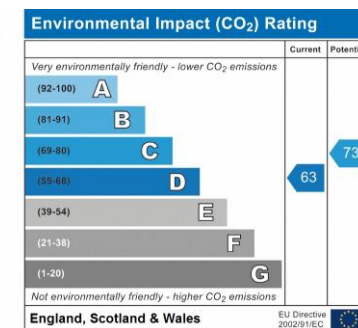
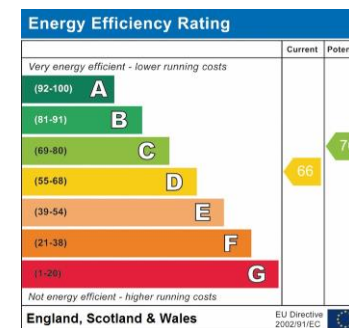
The property enjoys an exceptionally enviable location on Cricklade's High Street and benefits from the convenience that this brings with easy access to a wide range of amenities. Cricklade is a sought after town with a range of state and independent education, several pubs, cafes, local shops, doctors, dentist, opticians, and more. It retains a lot of charm, has a great sense of community, and is surrounded by beautiful countryside. The nearby A419 provides excellent transport links.

VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

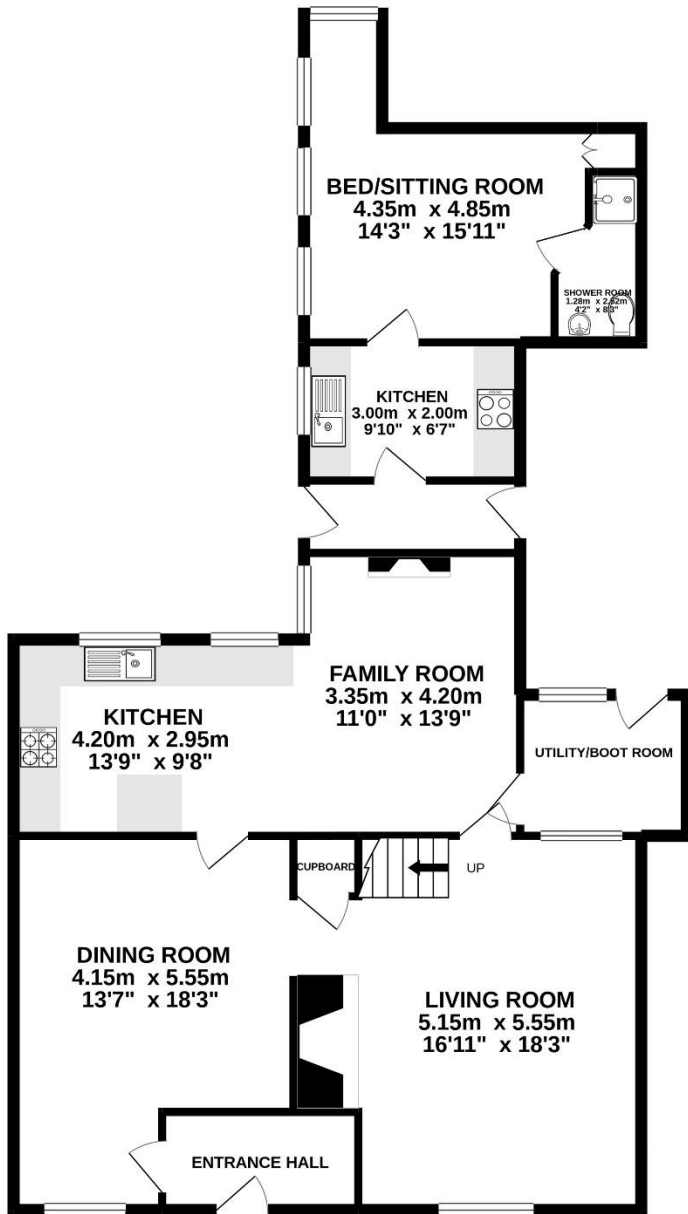


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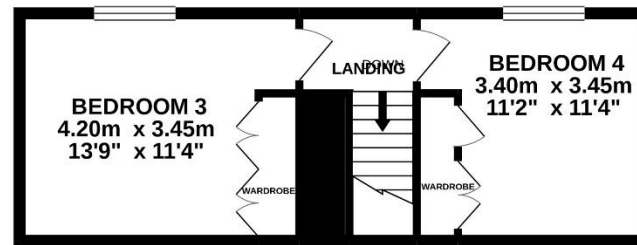
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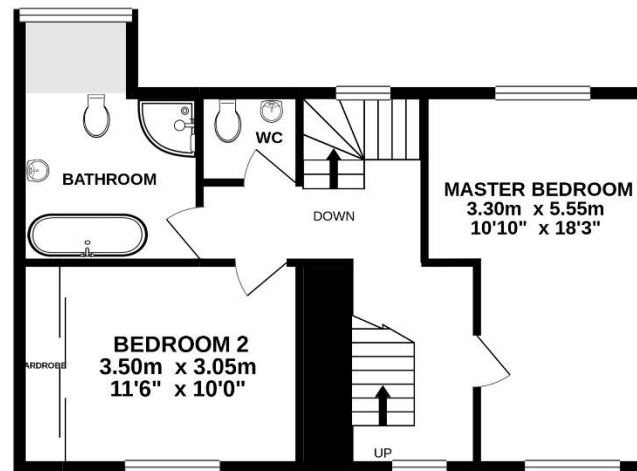
GROUND FLOOR



2ND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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