

OVER  
30  
YEARS OF  
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ESTATE AGENTS



Reeds, Cricklade SN6 6JF

Price Guide £525,000



Atwell Martin are delighted to offer for sale this stunning, extended family home situated in a sought after cul-de-sac. This property has been totally refurbished throughout to a very high standard and offers a high spec open plan kitchen/dining/family space, lounge with woodburning stove, utility, study, cloakroom, master bedroom with ensuite, three further bedrooms and a family bathroom. The South facing rear garden has been professionally landscaped and there is driveway parking to the front for up to 3 cars. **VIEWING ESSENTIAL**

### LOCATION

Cricklade is a pretty Market Town with a bustling High Street, situated just to the south of the Wiltshire/Gloucestershire border on the edge of The Cotswolds. It is ideally placed for access to both Cirencester, Swindon and the A419 / M4 & M5. Cricklade provides a good range of local shopping and recreational facilities, as well as a co- educational preparatory school and a local primary school. The High Street with its many amenities is within walking distance of the house.

### ACCOMMODATION

To the Ground Floor:- Entrance Hall, study, utility room with space and plumbing for appliances, lounge with bay window to front and feature woodburning stove, rear lobby with door to rear garden, cloakroom, stunning open plan kitchen/breakfast and dining area which leads to an open plan snug with French doors to garden.  
To the First Floor:- Landing, master bedroom with built in wardrobes and an ensuite with walk-in shower, three further bedrooms and family bathroom.

### OUTSIDE

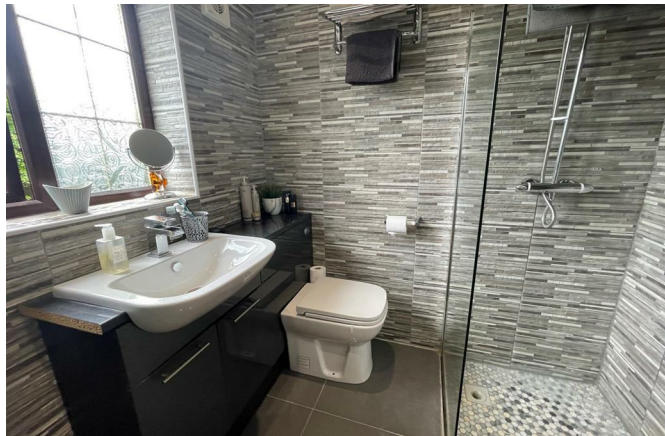
The South facing rear garden is considered to be a good size and has been professionally landscaped. It now offers a stunning social space with a good size patio/sun terrace, outside kitchen area and artificial lawn. Side access leads to the front of the house where there is a driveway parking for up to three cars. The integral garage has been part converted to form the study and utility area with some retained storage to front. The property overlooks a pleasant green area to front.

### Council Tax Band

Band D

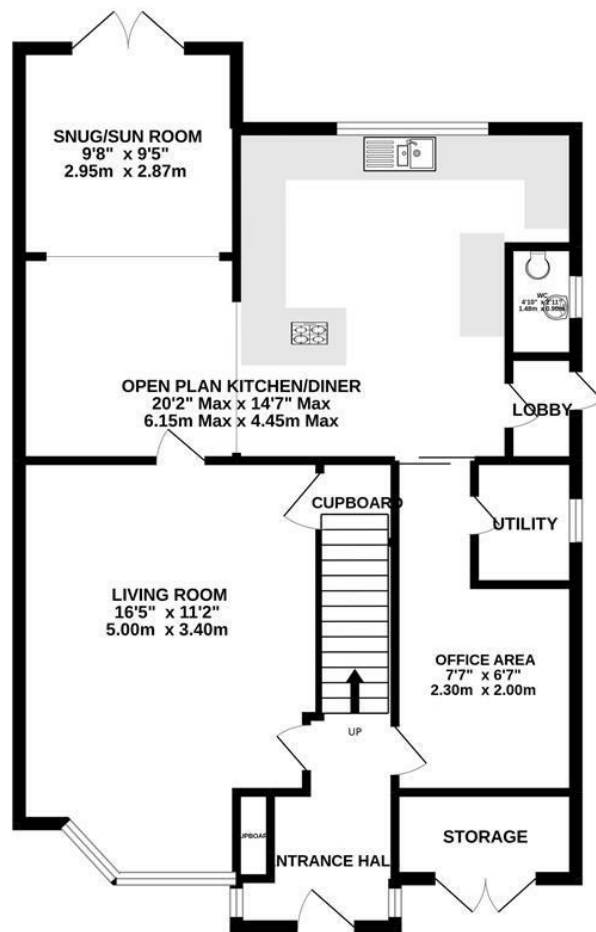




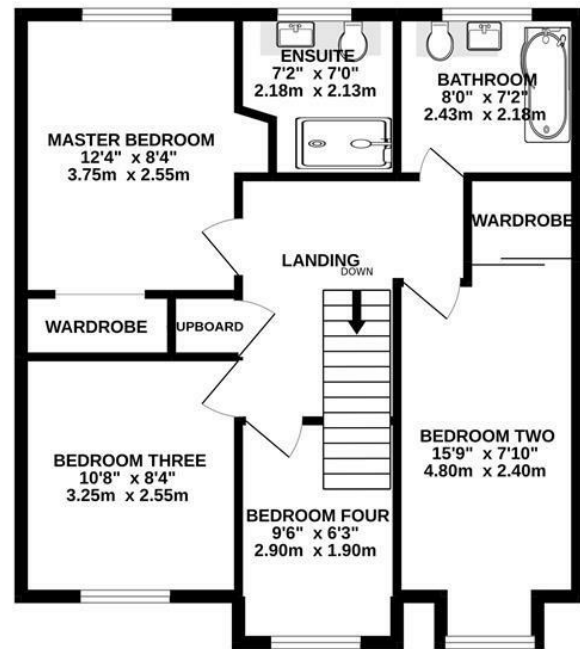


Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Good	Pass	Very environmentally friendly - lower CO <sub>2</sub> emissions	Good	Pass
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Floorplan for identification purposes only  
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.