



Mouldie's Folly, 1 The Laurels, The Street, Castle Eaton, Wiltshire, Offers In The Region Of £550,000

- Individually designed three bedroom detached bungalow
- Kitchen
- Bathroom
- Sitting room and dining room
- Ground floor shower room and master bedroom
- Garage and gardens
- Conservatory
- Two first floor bedrooms
- No onward chain

Mouldie's Folly, 1 The Laurels, Castle Eaton, Wiltshire, SN6 6JZ

A three bedroom detached bungalow situated in the picturesque Cotswold village of Castle Eaton. The main accommodation comprises of an entrance hall, sitting room, conservatory, dining room, kitchen, ground floor shower room and master bedroom, two first floor bedrooms and a bathroom. Outside are gardens and a garage. Available with no onward chain.

Additional Information:

Council Tax Band- E

EPC Rating- D

Freehold



Council Tax Band: E



CANOPIED ENTRANCE

Part obscure glazed entrance door with stained glass inserts.

ENTRANCE HALL

Tiled flooring. Radiator. Display recess. Roof access.

SITTING ROOM

20'7" x 12'10"

Window to side. Bi-fold doors to the conservatory. Marble fireplace with coal effect gas fire as fitted. Two radiators. Telephone and television points.

CONSERVATORY

15'7" x 11'10"

Double doors to the garden. Wood laminate flooring. Radiator. Wall lights.

DINING ROOM

16'1" x 9'8"

Window to front. Door to garage. Radiator. Tiled flooring.

KITCHEN

11'11" x 10'0"

Windows to front and to side. One and a half bowl single drainer sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of fitted wall and base units. Tiled splashbacks and flooring. Belling range style cooker with extractor canopy above. Integrated fridge. Integrated Bosch dishwasher. Radiator.

INNER HALL

Window to side. Built in airing cupboard. Tiled flooring. Radiator.

BEDROOM ONE

12'7" x 11'10"

Window to side. Two built in double wardrobes. Understairs cupboard.

SHOWER ROOM

7'7" x 6'9"

Obscure glazed window to side. Fully tiled wet room comprising of a shower, low level WC and pedestal wash basin. Radiator. Fitted drawer unit. Medicine cabinet.

LANDING

Velux window to side. Eaves cupboard.

BEDROOM TWO

13'5" x 10'6"

Velux window to side. Range of fitted wardrobes. Radiator.

BEDROOM THREE

9'9" x 6'9"

Velux window to side. Radiator. Reduced head height.

BATHROOM

12'11" x 8'2"

Velux window to side. Suite comprising of a roll top bath with mixer tap and shower above, wash basin above a vanity unit and a low level WC. Fully tiled walls. Radiator. Eaves cupboard. Shaving point.

GARAGE

16'6" x 10'1"

Up and over door. Personal doors to both the dining room and the side. Power and lighting. Wall mounted Worcester boiler for domestic hot water and central heating. Plumbing for automatic washing machine.

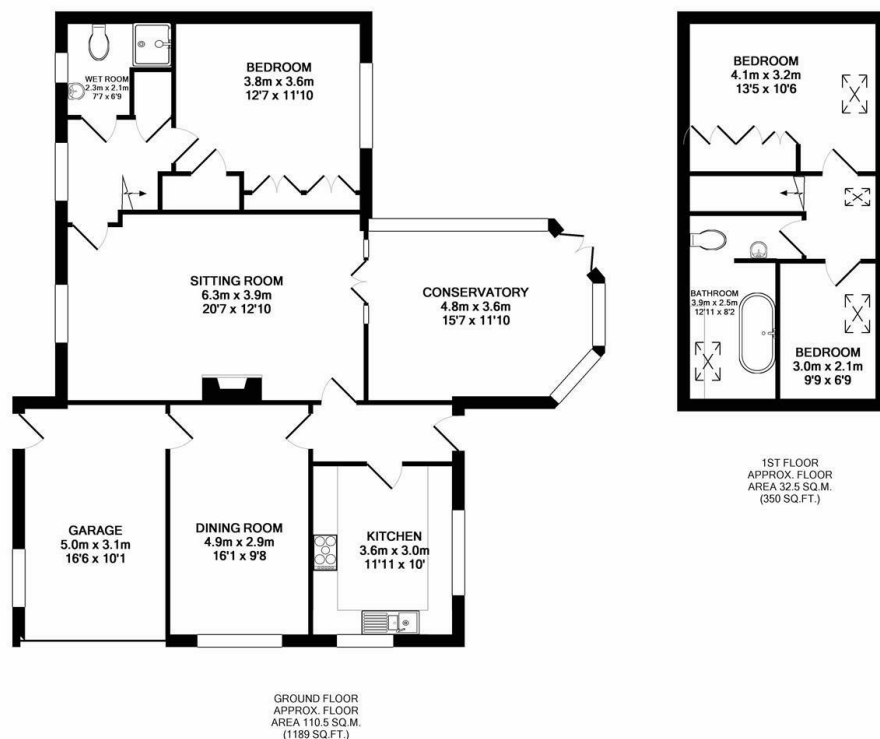
OUTSIDE

The property is approached along a gravelled driveway. (This will be regravelled the week beginning 3rd March 2025). There is parking to the front of the property and to the side of the garage. A pathway and gate lead to the entrance. Cultivated borders.

The rear garden is enclosed and laid mainly to patio. Pergola. Cultivated borders. Open ended store. Greenhouse.

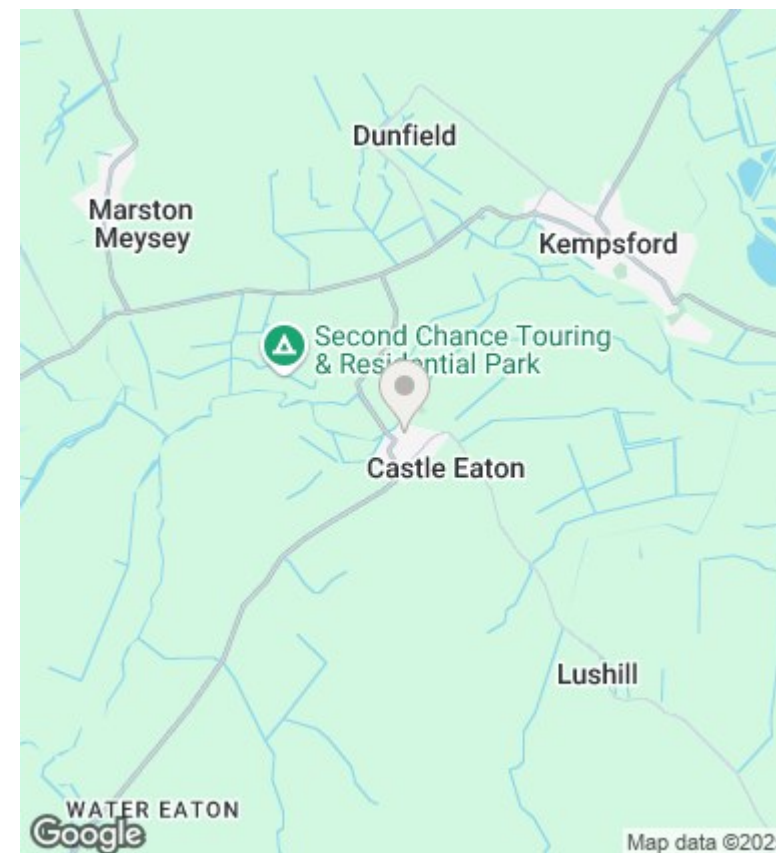
CASTLE EATON

Castle Eaton is a village on the River Thames about 4 miles (6.4 km) northwest of Highworth. The Thames here forms both the northern boundary of the parish and the county boundary between Wiltshire and Gloucestershire. The village is characterised by its older buildings most of which are in The Street, the original main thoroughfare. Built of local stone, these buildings give Castle Eaton the look and feel of a traditional Cotswold village. Many of the buildings date from about 1650 to 1850, and Swindon Council has made this part of the village a Conservation Area to protect its historical and architectural importance. The parish church dedicated to Saint Mary the Virgin is a Grade I listed building. It has two Norman doorways. The chancel was built late in the 13th century in the Early English Gothic style, and at its east end has a trio of stepped lancet windows. The building was restored by William Butterfield in 1861-63, who added a distinctive corbelled bellcote on the roof above the chancel arch. The west tower has a ring of six bells. In the churchyard near the entrance is a medieval standing cross that is a scheduled Ancient Monument. The village has a public house, the Red Lion. It claims to be first public house on the River Thames after leaving its source at Thames Head.



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. 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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Directions

From Fairford, proceed to Kempford and onto Castle Eaton. On entering the village, turn left and go past the Red Lion. A village hall is on the left and a short distance after is a driveway on the right for The Laurels. The property will then be facing you.

Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		