

WHITEMEAD HOUSE

School Lane, Castle Eaton, Wiltshire SN6 6JX



MOORE ALLEN
& INNOCENT



MOORE ALLEN & INNOCENT

An individually designed home constructed in 2008, set on the edge of this popular rural village, enjoying wonderful surrounding views. The bespoke design creates a very spacious, light and airy feeling home with the flexibility to zone the internal space to suit a variety of lifestyles.

Set back behind an attractive Cotswold stone wall and a lawned garden planted with a range of specimen trees. A spacious driveway leads to the side of the house and into an open bay double garage.

GUIDE PRICE

£675,000



The spacious nature of the house is instantly apparent on entering where a vaulted entrance hall creates a wonderful feeling of space with a full height ceiling and floating galleried landing; reminiscent of a barn conversion.

The dining room flows to the side of the entrance hall, is of generous proportions and enjoys a dual aspect. Also situated to the front is the comprehensively fitted kitchen/breakfast room with ample space to accommodate a table. The wide range of wood effect units are complemented by dark granite worktops, with integrated electric oven, gas hob and extractor. An adjoining utility/boot room is a very functional space with a butler sink, plumbing for washing machine and ample built-in storage.

The spacious sitting room could easily create two distinct living environments. French doors to the rear open out to the patio, as does a door to the side. A contemporary design cylindrical woodburning stove provides a very modern design element, as well as additional warmth to those winter evenings.

To the first floor, the galleried landing enjoys far reaching views through the picture window.

A spacious principal bedroom suite with French doors enjoys the rural outlook. The dressing room has fitted storage and leads through into the en-suite bathroom. There are three further double bedrooms and a family bathroom of stylish modern design that also incorporates a generous corner shower.

A fine feature of the property are the surrounding gardens, comprising an extensive lawn to the front, a very productive vegetable garden including timber shed, potting shed and greenhouse to the side and a further lawned garden to the rear. The gardens are bound by post and rail fencing and mixed hedging.

Benefitting from no onward chain



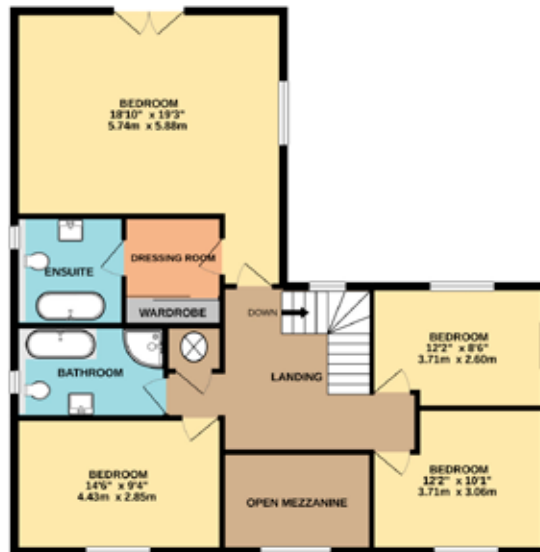


33 Castle Street, Cirencester, Gloucestershire GL7 1QD
01285 648100 cirencester@mooreallen.co.uk

mooreallen.co.uk



Ground Floor Area
97.8 SQ.M (1052 SQ.FT.)



First Floor Area
97.9 SQ.M (1054 SQ.FT.)

Total Approx Floor Area
210.6 SQ.M (1,95.7 SQ.FT.)

LOCATION

Castle Eaton is a delightful rural village located away from main roads straddling the Gloucestershire and Wiltshire borders and set on the upper reaches of the River Thames. The village has a vibrant community centred on the modern village hall with part-time post office and Red Lion public house. Nearby the towns of Highworth, Cricklade and Fairford each provide a good range of day to day amenities to include excellent educational and medical facilities. Swindon c. Cirencester c.12 miles and Junction15 M4 c.12 miles.

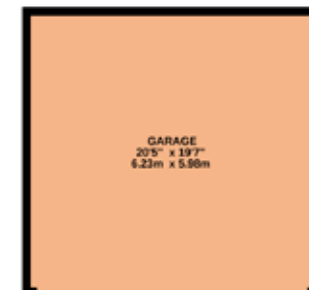
PROPERTY INFORMATION

Services: All mains services are connected to the property with gas fired central heating feeding radiators. Additionally, solar panels provide hot water and electricity. EPC A (93).

Outgoings: Council Tax Band 'F' 2021/22 charges £2,807.99.

Local Authority: Wiltshire Council 0300 456 0109

Tenure: The property is offered freehold with vacant possession.



Garage
37.2 SQ.M (401 SQ.FT.)

DISCLAIMER

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. Made with Metropix ©2016