



## BOWRON COTTAGE

Latton, Wiltshire SN6





# BOWRON COTTAGE LATTON

A pretty period cottage with light and spacious accommodation and a wealth of character, set in this North Wiltshire village close to Cirencester and Cricklade, with excellent travel links.

|                                                                                     |                                                                                     |                                                                                     |     |
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|  |  |  | EPC |
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Local Authority: Wiltshire Council  
Council Tax band: G  
Tenure: Freehold

Guide price: £750,000





## THE PROPERTY

Bowron Cottage is a Grade II listed five bedroom cottage set over three floors on the edge of Latton. The property is well presented and offers spacious, practical living throughout whilst retaining many period features, good ceiling heights and exposed beams.

Services:  
Mains electricity and water. Private drainage. Gas central heating.







## LOCATION

Latton is a small village just a short distance from Cricklade, a historical and picturesque town in north Wiltshire, and is halfway between Swindon and Cirencester. Latton has an active village community with a monthly village cafe, village pub and allotments are available for villagers.

The village features the beautiful Grade I listed C12th Church of St John the Baptist, thought to have been built by Cirencester Abbey, and is surrounded by lovely countryside, ideal for walking, riding and cycling.

The property is a short walk from The Crown at Cerney Wick. It is also at the southern gateway to the Cotswold Water Park, which offers sailing, water/jet skiing, fishing, and bird watching.

The neighbouring village of Down Ampney has a community shop, tennis courts and a village hall.

The nearby town of Cricklade and Cirencester offers a museum and many shops, pubs and restaurants.

Distances:

Cirencester 7 miles, Swindon 11.4 miles, Cheltenham 22 miles, Oxford 41 miles, Bristol 43 miles (all distances are approximate).







## OUTSIDE

To the rear is a gravel driveway, with parking and a single garage. To the front is a high hedge surrounding the garden, offering a tranquil private space.

There are mature plants, shrubs, trees, areas to sit down and relax, and an outdoor dining area.

A gate leads out to the village, perfect for country walks and exploring the area.

Postcode: SN6 6DS

What3words: ///cringes.makes.seagulls



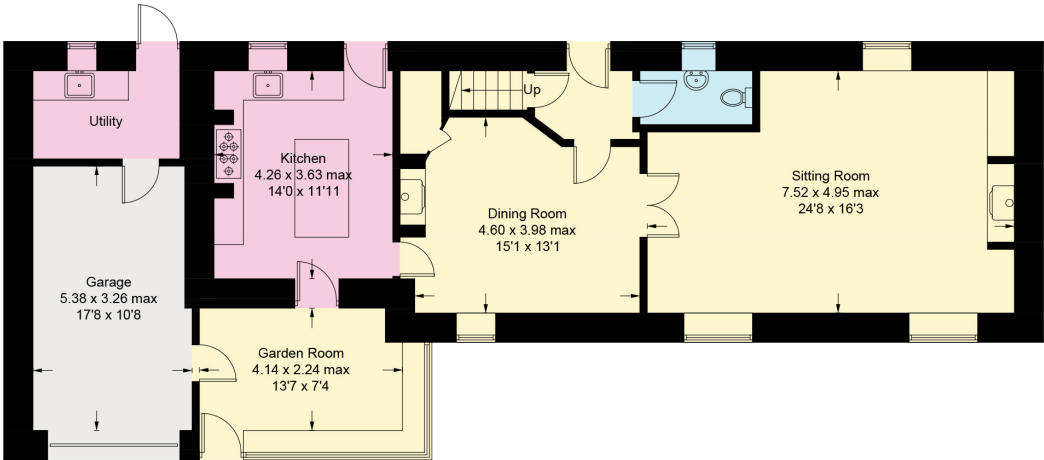


Bowron Cottage

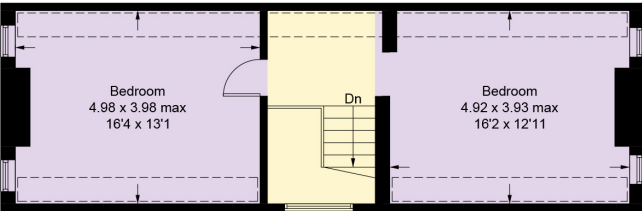
Approximate Gross Internal Area = 236.3 sq m / 2543 sq ft  
(Including Garage)



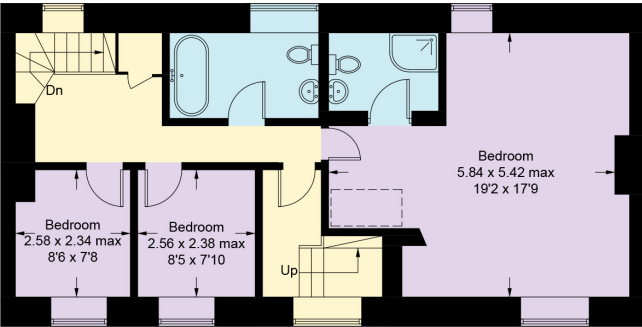
[Dashed line symbol] = Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First Floor



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Your partners in property

Illustration for identification purposes only, measurements are approximate,  
not to scale. (ID1224221)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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