

3 CARGILL PLACE

Oaksey, North Wiltshire



MOORE ALLEN
& INNOCENT

3 CARGILL PLACE £ 2,595 PCM

Oaksey, North Wiltshire, SN16 9TT

A particularly spacious 4/5 double bedroom, detached family home situated within a small development of just four similar style properties and offering a double garage, off-road parking and far-reaching rural views to the rear.

Available immediately and for a long let if desired, the architect designed, modern build property is located within the heart of this very popular and well-served North Wiltshire village and provides c. 2,200 sq. Ft of generously proportioned living space arranged over two floors.

The unfurnished and neutrally decorated accommodation comprises on the ground floor, an inviting entrance hall - with useful understairs storage cupboard, and a door through to a larger than average kitchen /dining room which is positioned to the rear of the property and offers a pleasant dual aspect overlooking the garden and fields beyond.

Incorporating an extensive range of fitted base and wall mounted storage units together with granite worktops, rangemaster cooker, integrated fridge freezer and a practical central island, this wonderful space acts as a splendid hub for the family home. In addition, there are double opening doors providing access to the patio and garden, whilst an adjacent utility room offers additional storage alongside space and plumbing for laundry appliances. A further noteworthy aspect of the property is the underfloor heating system that warms the principal ground floor space.

The principal sitting room – extending some 25ft x 17ft, is an equally impressive dual aspect room with double opening doors from the hallway, a secondary access door to the kitchen and further double opening doors out to the rear garden. This lovely and light space also includes a central feature fireplace with inset wood burning stove and offers ample space whether for quiet relaxing or more formal entertaining.

Also off the entrance hallway is a second, good-sized reception room which could equally lend itself as a more formal family dining room, a home study or a fifth bedroom if required being so conveniently positioned adjacent to a downstairs shower room.

A spacious landing provides access to the four bedrooms found at first floor level, each of comfortable double proportions and with the added benefit of an ensuite shower room off the master bedroom. Completing the accommodation is a particularly well-



appointed family bathroom with a modern suite including a fitted shower over the bath.

The property is warmed throughout via an oil-fired central heating system feeding underfloor heating and radiators which are complemented by energy efficient double-glazed doors and windows throughout.

Externally, the property is set behind a low Cotswold stone wall and a pretty front garden laid mainly to lawn with flower borders and a gated access through to the front porch. The enclosed rear garden offers a larger area of lawn with colourful, well-stocked flower borders and an area of paving providing a fantastic area for alfresco dining and from which to enjoy the wonderful rural views.

Adjacent to the back garden there is a detached double garage – with power and light, together with further off-road parking space to the side.

Close to Home

Oaksey is a picturesque Cotswold village quietly situated away from main roads on the North Wiltshire /Gloucestershire border. The village offers a vibrant community spirit and features a village store with post office, a pretty church dating from the 13th Century, and a local pub - The Wheatsheaf Inn, and not forgetting the particularly sought-after Church of England primary school.

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Further comprehensive facilities can be found in the lovely market towns of Cirencester and Malmesbury, (both with Waitrose supermarkets), leisure centre, cafes, restaurants and a wide variety of essential services.

In addition to the 9-hole golf course on edge of the village, Oaksey is situated on the edge of the Cotswold Water Park where a wide variety of water and land-based leisure activities can be enjoyed.

Despite its rural setting communications are first class with the property being within daily travelling distance of the commercial centres of Swindon, Chippenham, Bath, Bristol and Cheltenham, together with mainline rail services to London from nearby Kemble which is 2 miles away (Paddington c.75 mins).





Services

We understand that mains water, drainage and electricity are connected. Oil fired central heating and hot water systems.

Council Tax - Band G

EPC – Band C-74

Viewings are strictly by appointment via the sole Agent:
Moore Allen & Innocent

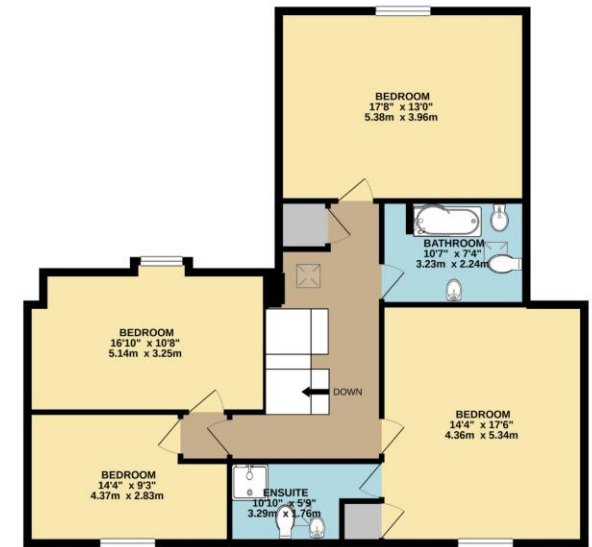


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GROUND FLOOR
1162 sq.ft. (108.0 sq.m.) approx.



1ST FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



TOTAL FLOOR AREA: 2230 sq.ft. (207.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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