

RIVERSIDE

CRICKLADE, WILTSHIRE



Cirencester 9 miles, Swindon 10 miles, Cheltenham 24 miles, Swindon Station 8 miles (London, Paddington about 55 minutes) M4 (J15) 11 miles (all times & distances approximate)

An immaculate edge of town house in an enchanting riverside setting with a separate studio barn, outbuildings and parking. In all just under 1 acre.

Ground Floor: Reception Hall • Kitchen/Breakfast Room • Sitting/Dining Room • Cloakroom & Utility Room
Guest bedroom suite with separate access

First Floor: Main Bedroom with Shower Room and Dressing Area • Bedrooms 2 & 4 • Family Bathroom

Outside: Barn/Studio with storage and a Cloakroom Workshop and Outbuilding/Storage • Gardens and grounds with river access • Terraces and private parking

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DESCRIPTION

Dating from the 1800's with later extensions and improved by the current owners, Riverside occupies a particularly lovely setting by the river Thames, while also being within easy access to all the amenities of Cricklade. This well-presented family home also now boasts a stunning new oak framed barn with decking, which currently serves as an artist studio but could be ancillary accommodation or a home office. The living space in the house is arranged over two floors and totals just over 2,000 sq ft with a sleek new kitchen with Neff appliances and a charming sitting/dining room with a wood burner. There is also a useful guest bedroom suite with separate access on the ground floor. On the first floor is the main bedroom with a dressing area, attic storage and shower room and two further bedrooms which share the family bathroom.

OUTSIDE

The formal garden is mainly laid to lawn with mature planting and terraces adjoining the house for summer entertaining, complete with a hot tub. The remaining grounds adjoin the river and are interspersed with mature trees and a vegetable plot to the far end. In all just under 1 acre with direct access to the adjoining North Meadow National Nature Reserve of 108 acres. At the end of the garden there is a second spacious barn and separate outbuilding/wood store. There is also ample private parking with a footbridge leading to the house.

SITUATION & AMENITIES

The Saxon town of Cricklade is situated on the northern edge of Wiltshire with the Thames Path National Trail passing through. The High Street has a wide selection of amenities including a post office, dentist, doctors' surgeries, chemist, three churches and several public houses, with Cricklade House Hotel & Country Club nearby.



A comprehensive range of shops and services can be found in nearby Cirencester or Swindon, both of which have large supermarkets including Waitrose.

Well regarded local state primary and secondary schools are readily available and private sector schools include Cheltenham College, Beaudesert Park, Hatherop Castle, Pinewood, and Prior Park (Prep and Pre-Prep in Cricklade). School buses run from Cricklade to grammar schools in Cheltenham and Stroud.

Sporting and leisure activities in the area include a network of footpath and bridleways and a leisure centre in the town. The nearby Cotswold Water Park has outstanding sporting facilities.

The town is well placed for easy access to the A419/A417 providing access to Swindon and the M4 to the south, and Gloucester and the M5 to the north, whilst Swindon train station offers direct and regular services to London Paddington, Bath and Bristol.

SERVICES

Mains water, gas and electricity. Gas fired heating (the boiler is in the utility room), underfloor heating in the barn. Matrix private drainage. Broadband (44.3MB). Security alarm. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

TENURE

Freehold

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. Please note there is a private right of way over the corner of parking area to gate for access to adjacent land

LOCAL AUTHORITY

Wiltshire Council W: wiltshire.gov.uk

COUNCIL TAX

Band E

EPC

Band D

VIEWINGS

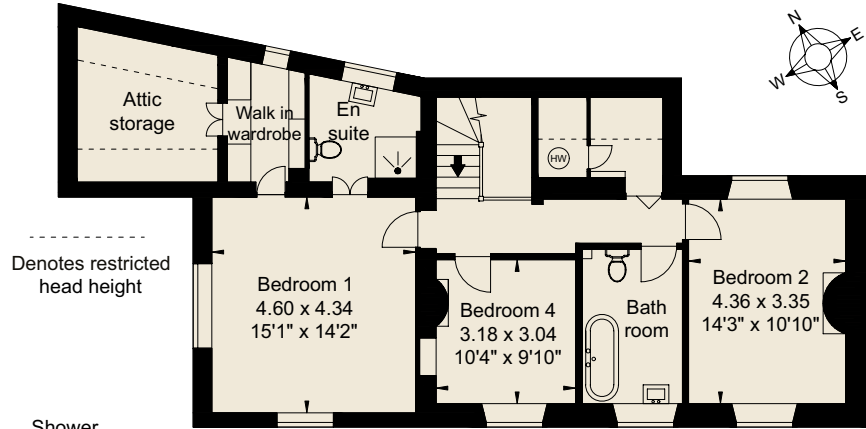
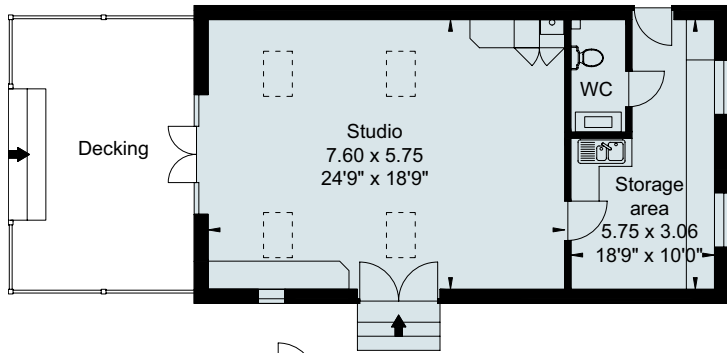
Please telephone Sophie Lane at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E sophie.lane@butlersherborn.co.uk

DIRECTIONS (Postcode SN6 6DA)

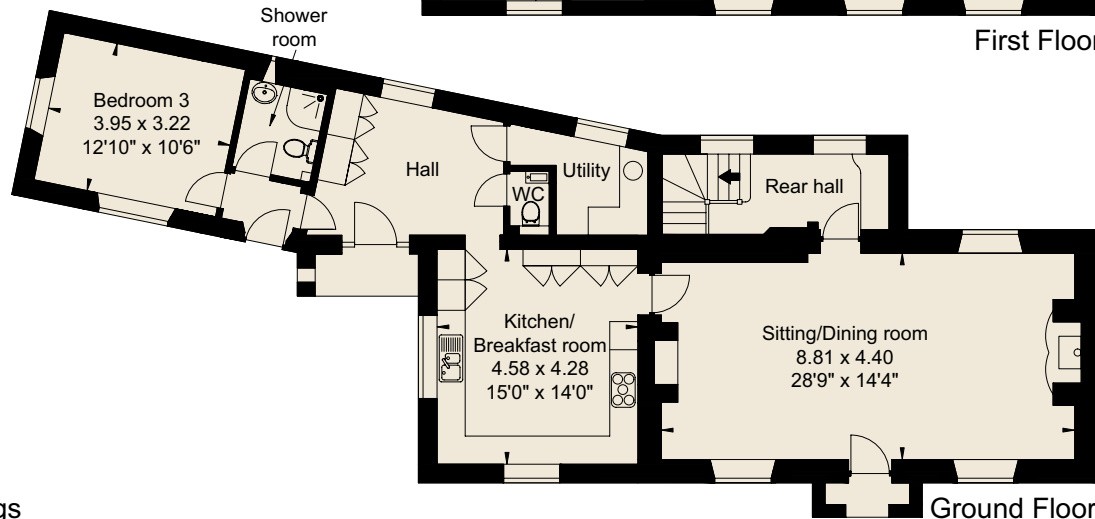
From Cirencester take the A417/A419 towards Swindon. Exit at the B4040 for Cricklade. At the junction in the town turn right and continue down the High Street until you turn left onto North Wall and Riverside will be the first driveway on your right.

What3words: ///coherent.chariots.selects

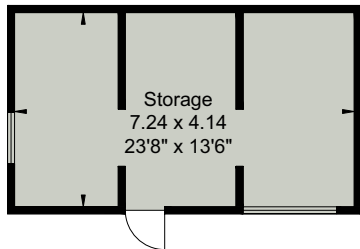
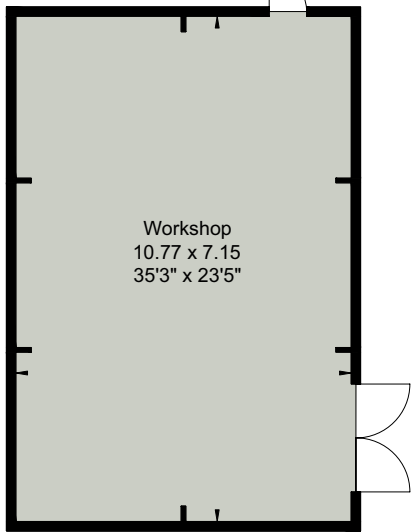




First Floor



Ground Floor

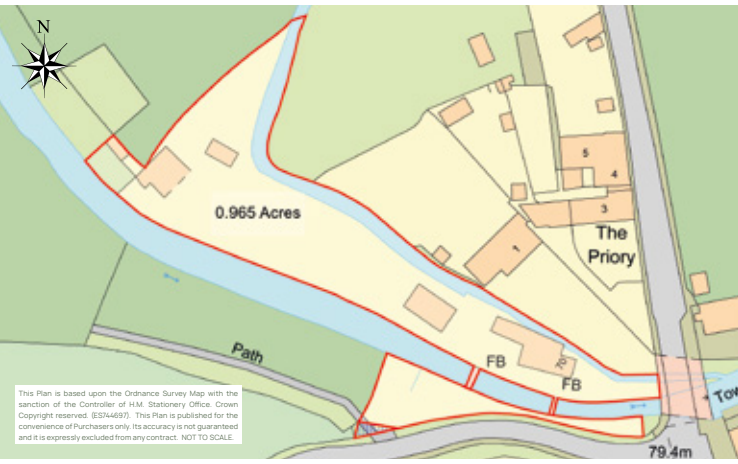


Outbuildings
Not shown in actual location / orientation

This plan is for guidance only and must not be relied upon as a statement of fact.

APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House: 190 sq m (2,045 sq ft)
 Outbuildings: 169 sq m (1,820 sq ft)
 Total: 359 sq m (3,865 sq ft)
 inc. restricted head height / exc. Attic Storage
 © Cotswold Plans Ltd ma/16127





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