

THE GRANARY

HORNBEAM GRANGE, CRICKLADE, WILTSHIRE



Cricklade 1 mile, Swindon 8 miles, Cirencester 10 miles, Marlborough 20 miles, Swindon Mainline Railway Station 7.3 miles (London Paddington from 49 minutes, Bristol Temple Meads from 39 minutes), M4 (J15) 12 miles (all times and distances approximate)

A detached Cotswold stone three bedroom barn conversion located in a rural position on the edge of Cricklade.

Ground Floor: Reception Hall • Kitchen/Dining Room • Sitting Room • Main Bedroom with Shower Room • Two Further Double Bedrooms • Bathroom Cloakroom • Storage Cupboards

Outside: South Facing Front Garden • Rear garden Parking

Butler 
Sherborn

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DESCRIPTION

This stunning single-story Cotswold stone barn conversion offers an idyllic rural lifestyle on the outskirts of the historic market town of Cricklade. Located in a small, exclusive development, this beautifully designed home combines traditional charm with modern living in a peaceful countryside setting.

The heart of the home is the open-plan kitchen and dining area, which seamlessly flows into the inviting sitting room, creating a bright and airy space ideal for both family living and entertaining. The property features three bedrooms positioned at one end, including a spacious main bedroom with an en-suite shower room.

Outside, the property enjoys a sunny, south-facing front garden, laid to lawn, perfect for relaxing or enjoying outdoor dining. The rear garden offers additional private outdoor space, adding to the charm and tranquillity of the home. There are three designated parking spaces.

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. A comprehensive range of shops and services can be found in nearby Cirencester or Swindon.

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 and electricity. Air source heat pump. Underfloor heating in all rooms. Private drainage to septic tank. Gigaclear. 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.

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.

TENURE

Freehold

LOCAL AUTHORITY

Wiltshire Council

COUNCIL TAX: Band F





VIEWINGS

Please telephone Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E cirencester@butlersherborn.co.uk

DIRECTIONS (Postcode SN6 6HZ)

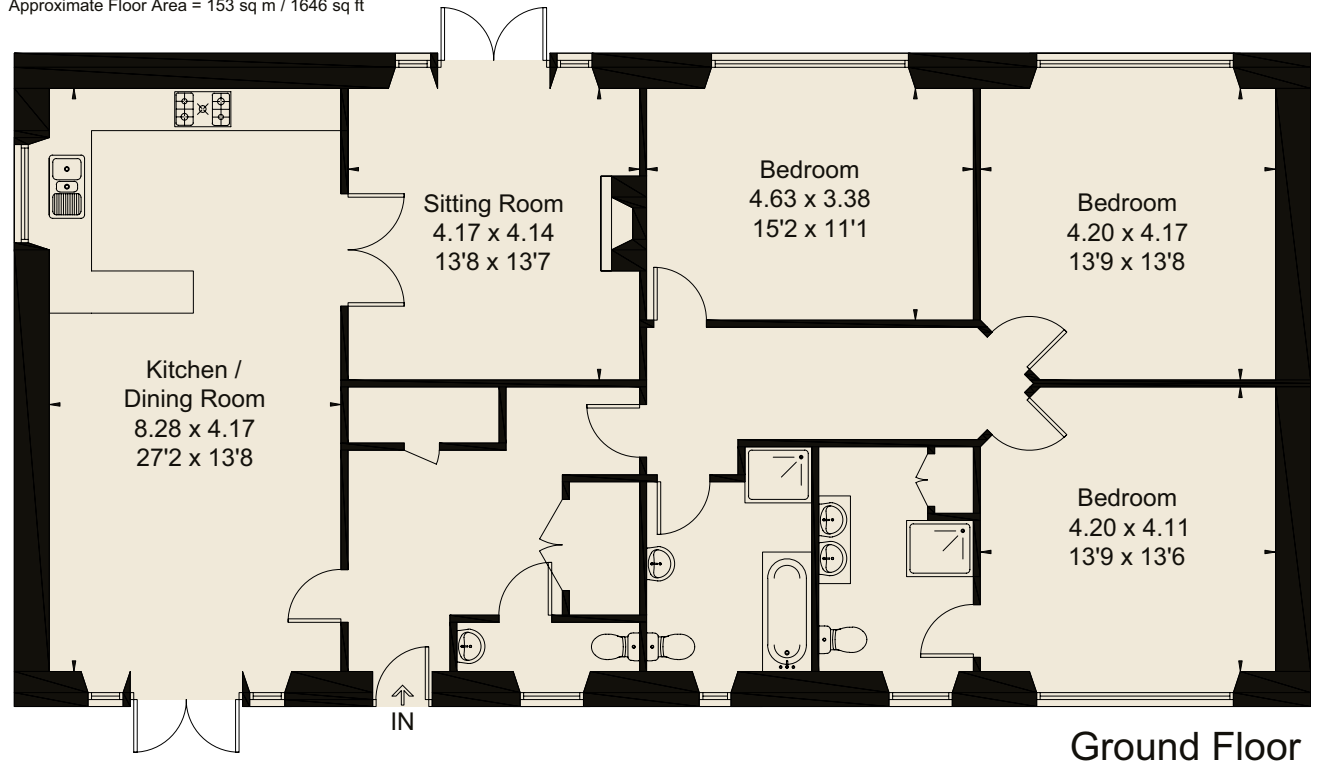
From Cricklade take the B4553 towards Purton Stoke. Take the turning to the left at the staggered crossroads where a signpost to the right leads to Ashton Keynes and Chelworth. Follow this left hand turning and as the road bends to the right, the driveway to Hornbeam Grange will be straight ahead. Continue along the driveway and The Granary is the first property located on the left-hand side.

What3words: [///groom.dinner.variation](https://www.what3words.com/#!/groom.dinner.variation)

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Approximate Floor Area = 153 sq m / 1646 sq ft



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