

THAMESMEAD

80 WATERHAY, LEIGH, WILTSHIRE



Cricklade 2.5 miles, Cirencester 9 miles, Swindon 10 miles, Cheltenham 24 miles, Swindon Station 10 miles (London, Paddington about 55 minutes) M4 (J15) 11 miles (all times & distances approximate)

An immaculate edge of village house with countryside views

Ground Floor: Entrance Hall • Sitting Room
Snug • Study • 27ft Kitchen Dining & Living Room
Utility Room & Cloakroom

First Floor: Main Bedroom Suite with Dressing Room
& Shower Room • Guest Bedroom & Shower Room
Bedroom 3 & Shower Room

Second Floor: 2 Attic Bedrooms and Bathroom

Outside: Double Garage with Workshop • Store and
Plant Room • Summer House & Shed • Private parking
and Garden • In all 0.35 acres



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DESCRIPTION

Originating from 1900's and extensively extended, remodelled and fully renovated by the current owners to a high standard, 80 Waterhay now offers buyers a superb family home. Constructed of Bradstone under a stone tiled roof and totalling just over 4,000 sq ft with accommodation arranged over three floors, the interiors are immaculate throughout with a spacious kitchen dining and living room with bifold doors forming the heart of the house. There are two additional reception rooms and study on the ground floor complimented by a luxurious main bedroom suite and well-balanced bedrooms upstairs, all of which offer generous and flexible family living.

OUTSIDE

The landscaped garden offers a great space for entertaining in the summer months with a summer house and spacious shed. The superb garage with underfloor heating, electric roller doors and an insulated loft, has a workshop and storage and was completely rebuilt in 2018. There is generous private parking.

SITUATION & AMENITIES

Leigh offers a tranquil, community-focused lifestyle. The nearby town of Cricklade, known for its vibrant history, great pubs and local amenities, is just a short drive away. The village is bordered by the Cotswold Water Park, offering scenic walks, cycling routes, and water sports. Leigh is well-connected with the M4 motorway and Swindon's mainline station provides direct routes to London Paddington and other major destinations.





Leigh has access to a selection of good schools in the area. St. Sampson's Church of England Primary School in Cricklade and St Mary's Catholic Primary School in nearby Purton. Farmor's School in Fairford and Royal Wootton Bassett Academy offer excellent secondary schooling.

SERVICES

Mains water and electricity. Oil central heating with underfloor heating in the kitchen dining living room, utility and ensuite to the main bedroom. Private drainage to treatment plant. Broadband. 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 W: wiltshire.gov.uk

COUNCIL TAX: Band E

EPC: D

VIEWINGS

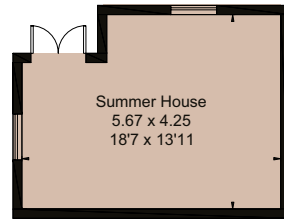
Please telephone Elizabeth D'Allemagne at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E cirencester@butlersherborn.co.uk

DIRECTIONS (Postcode SN6 6QY)

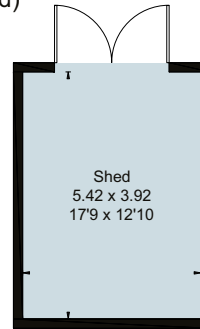
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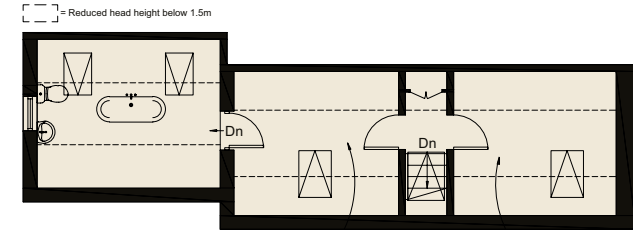
Approximate Floor Area = 380.6 sq m / 4097 sq ft
 Outbuildings = 42.3 sq m / 455 sq ft
 Total = 422.9 sq m / 4552 sq ft (Including Garage / Excluding Shed)



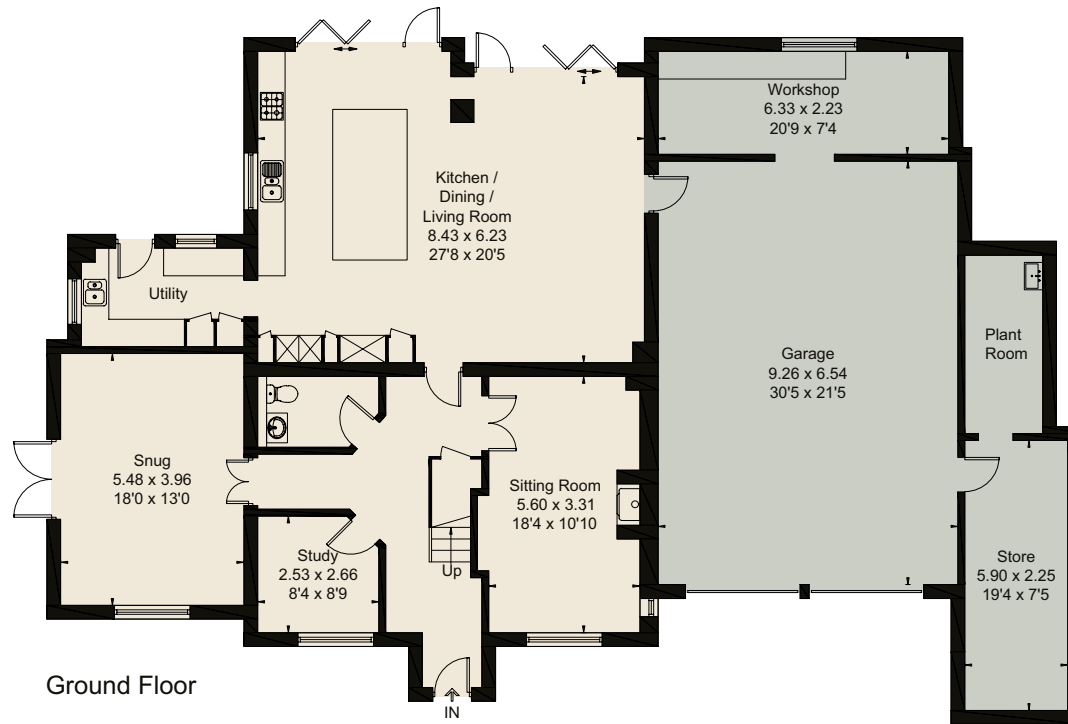
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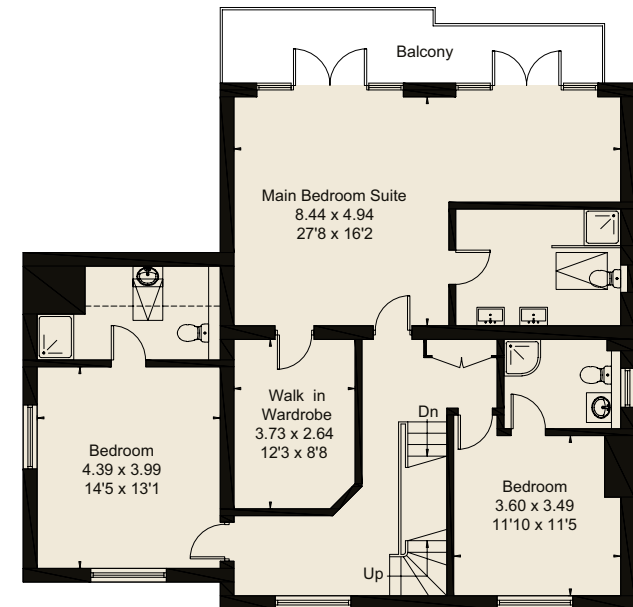
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #79642



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