



Family Home + Studio +1 Acre Paddock

Malmesbury Road, Leigh, Wiltshire , SN6 6RB

Offers In Excess Of £600,000

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## Semi Detached with Workshop

Leigh nr Cricklade North Wiltshire

- Three Bedroom House + Workshop
- Expansive Gardens + 1 Acre Paddock
- Rural Setting with Huge Potential

A rare opportunity to purchase a well proportioned three bedroom family home with an adjoining 1 acre paddock looseboxes and detached studio. Positioned on the outskirts of Cricklade and overlooking the wildlife reserve in Leigh. The accommodation briefly comprises Entrance Porch, Hallway, Living Room, Kitchen / Breakfast Room, Cloakroom and Ground Floor Bathroom. To the First Floor there are Three Well Proportioned Bedrooms. Outside there are Mature Gardens and an Expansive Detached Studio / Workshop. There is also an Adjoining Paddock (1 Acre approx.) plus Access and Two Loose Boxes. Driveway and Parking to The Front.



1 Acre Paddock (approximately)

The adjacent paddock is separated by post and rail fencing with gated access from the property. There is a stable with additional storage.

Workshop (6.65 m x 2.5 m)

The workshop leads directly from the Studio, with separate access and power and lighting. This is of timber construction.

Studio (7.0 m x 4.7 m)

This is an expansive area with widows to both rear and side elevation.

Viewings by Appointment Only

Sole Selling Agents

**McFarlane Sales & Lettings**

**36 High Street**

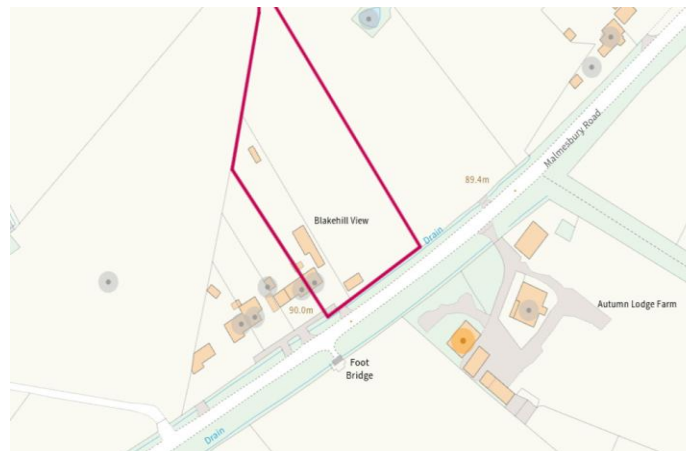
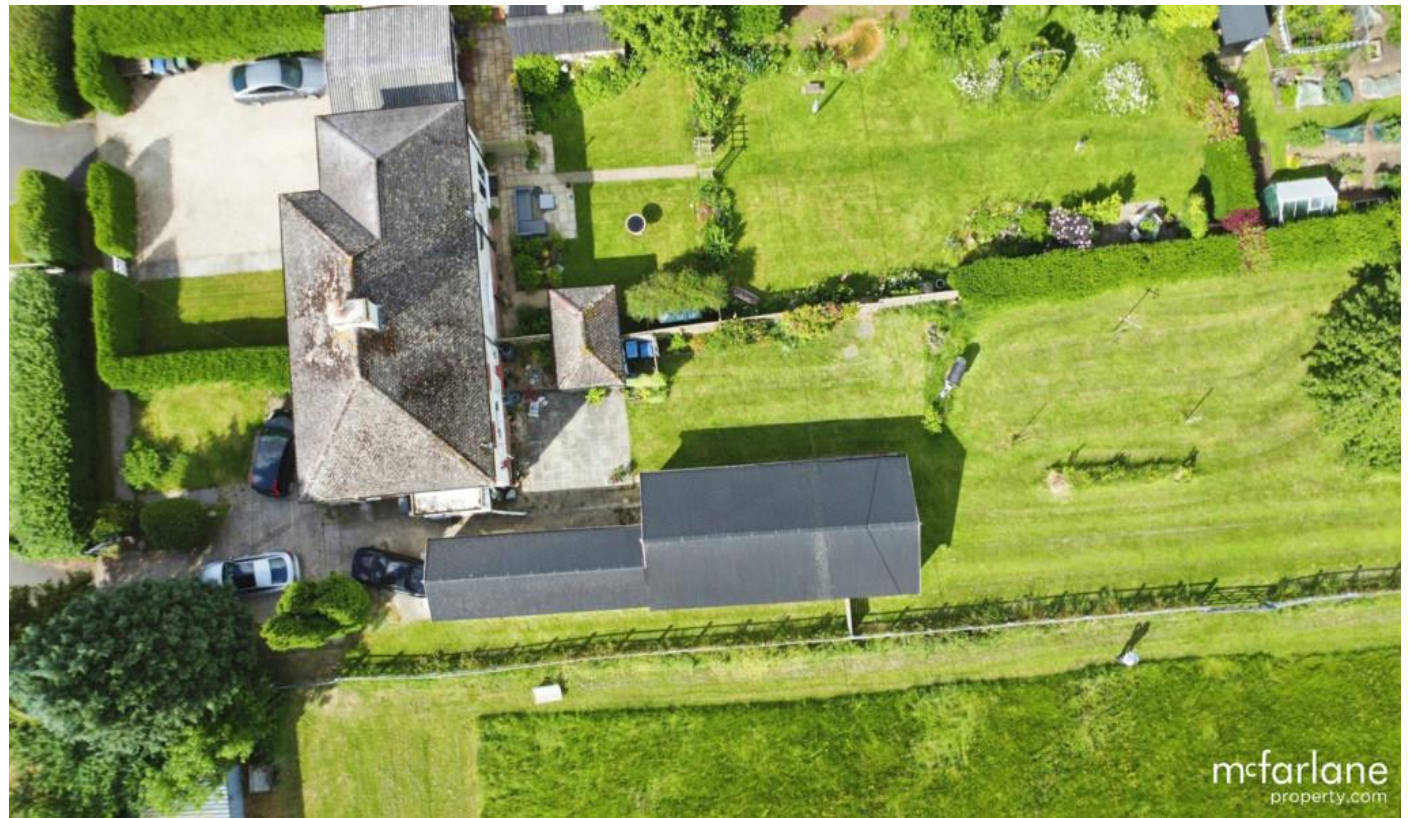
**Cricklade**

**Wiltshire**

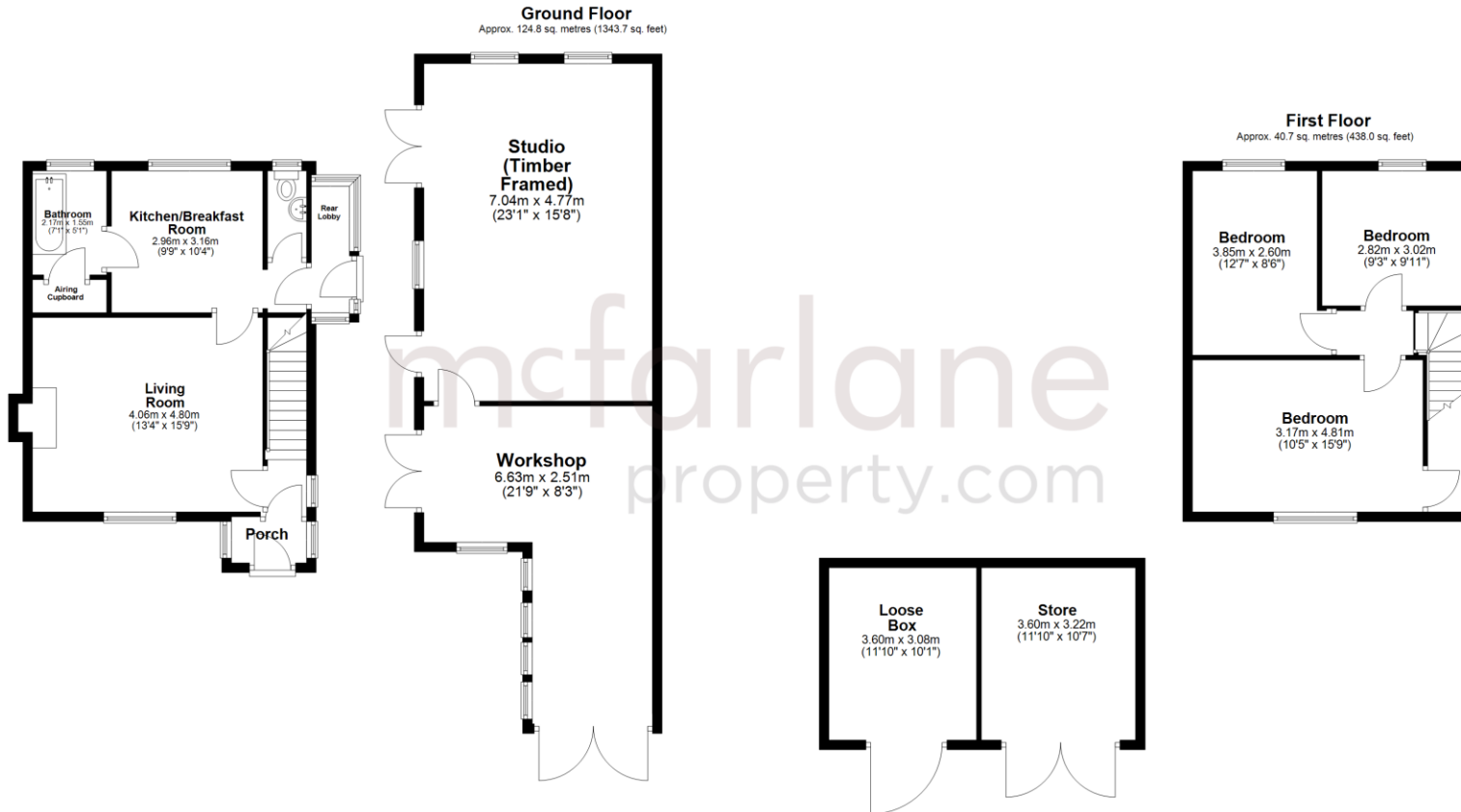
**SN6 6AY**

**(01793) 751 044**

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# We where you LIVE



Total area: approx. 165.5 sq. metres (1781.7 sq. feet)

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

**Because every home needs a personal touch.**

**If you would like to view this property then please get in touch.**

📞 01793 751044

✉ cricklade@mcfarlaneproperty.com

[mcfarlaneproperty.com](http://mcfarlaneproperty.com)

**mcfarlane**  
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**Cricklade.**  
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Cricklade SN6 6AA  
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**Marlborough.**  
106 High Street  
Marlborough SN8 1LT  
📞 01672 514380

**Old Town.**  
28-30 Wood Street  
Swindon SN1 4AB  
📞 01793 296880

**Swindon.**  
The Village Centre,  
Redhouse SN25 2FW  
📞 01793 296600

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements