



mcFarlane

**Meadow Barn, West Mill Lane – SN6 6JL**  
Cricklade

Guide Price **£695,000**

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# Meadow Barn

## West Mill Lane - Cricklade

- Stunning Feature Detached Property
- Secluded and Private Position
- Stunning Kitchen / Family Room with Vaulted Ceiling.
- Three Double Bedrooms
- Master Bedroom with Ensuite Shower Room
- Rear Landscaped & Enclosed Gardens For All Seasons
- Pergolla and Seating Areas
- Off Road Parking for 5+ Cars
- Planning Permission for Oak Framed Garage

Stunning property in sought-after location. Expansive open plan living, bespoke kitchen, 3 double bedrooms, landscaped garden, electric gates. Planning permission for garage. McFarlane Cricklade.





## Meadow Barn

Barncombe Court West Mill Lane, Swindon

Cricklade is a historic former market town in North Wiltshire and ideally placed for the neighbouring A419. Cricklade is also known as the first town on the Thames and boasts a bustling high street with a variety of amenities. The nationally renowned North Water Meadow is close by with the snake headed fritillaries that bloom annually. This has been classified as a SSSI & NNR (Site of Special Scientific Interest & National Nature reserve).

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

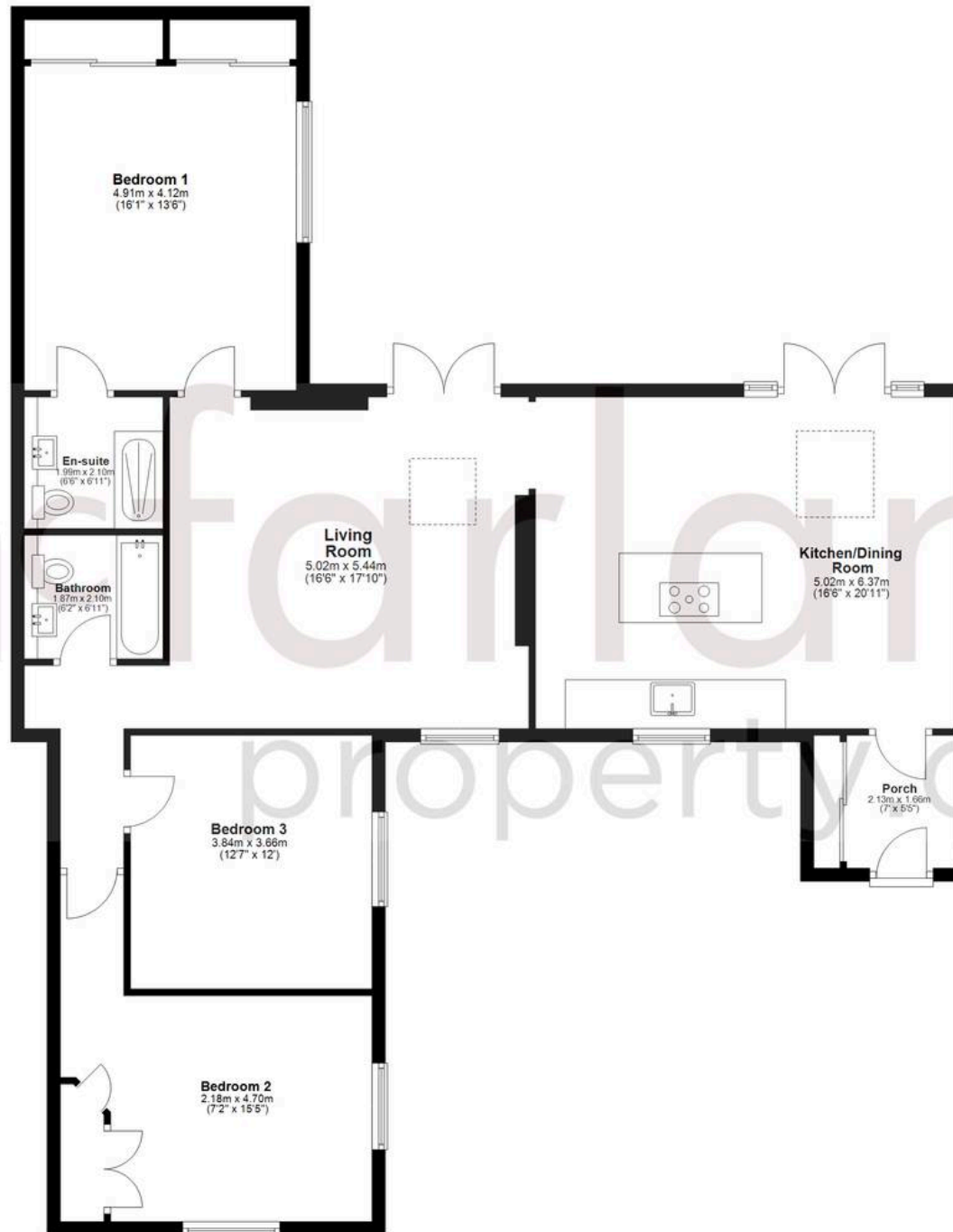
EPC Environmental Impact Rating: D



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## Ground Floor

Approx. 134.3 sq. metres (1445.8 sq. feet)



Total area: approx. 134.3 sq. metres (1445.8 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.