



Calcutt Street – SN6 6AZ
Cricklade

Offers In Excess of **£310,000**

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Calcutt Street

Cricklade.

A beautiful period cottage positioned just off the High Street in Cricklade.

This lovely characterful cottage is deceptively spacious with flowing accommodation that is really rather deceptive. There are two principal reception rooms that have been renovated and still remain character and charm.

There is a bespoke kitchen with breakfast bar that leads to the rear and gardens.

The first floor promotes well with two double bedrooms and modernised family bathroom. Our client uses the loft space for an office, whilst there is no formal staircase the loft does offer power and Velux window to the rear (we feel the loft space could be converted in line with building regulations).

The outside space on this cottage is fabulous with an elevated garden + patio entertaining space. There is also an attached stone storage shed that is in-keeping with the cottage.

There is also a GARAGE + PARKING SPACE.



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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).

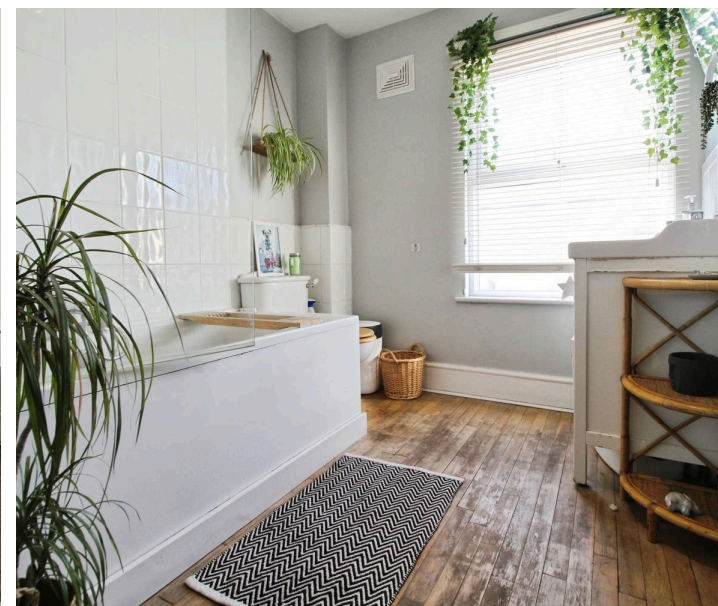
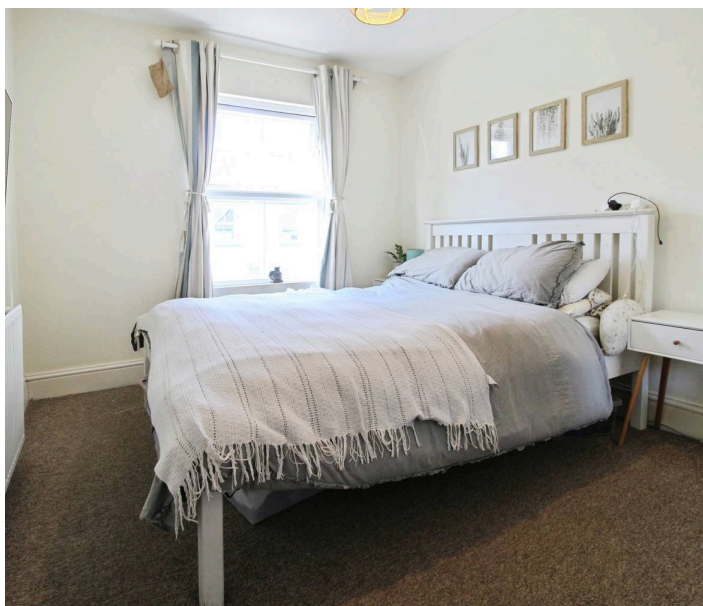
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

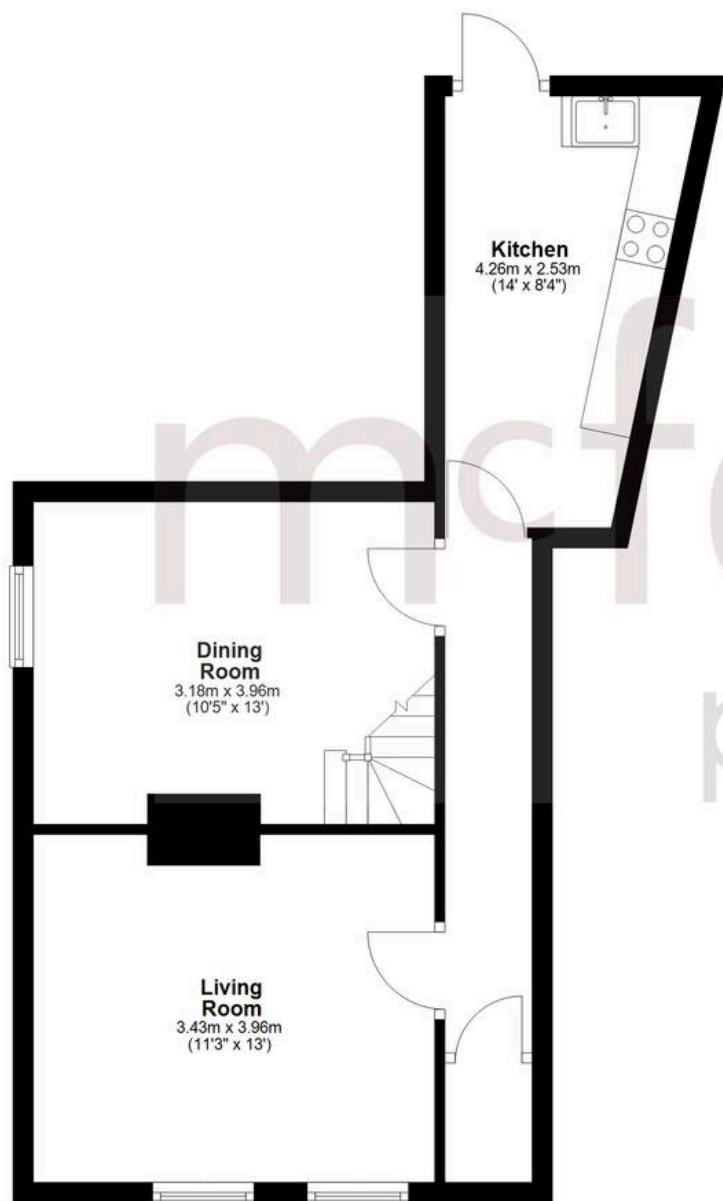
EPC Environmental Impact Rating: D

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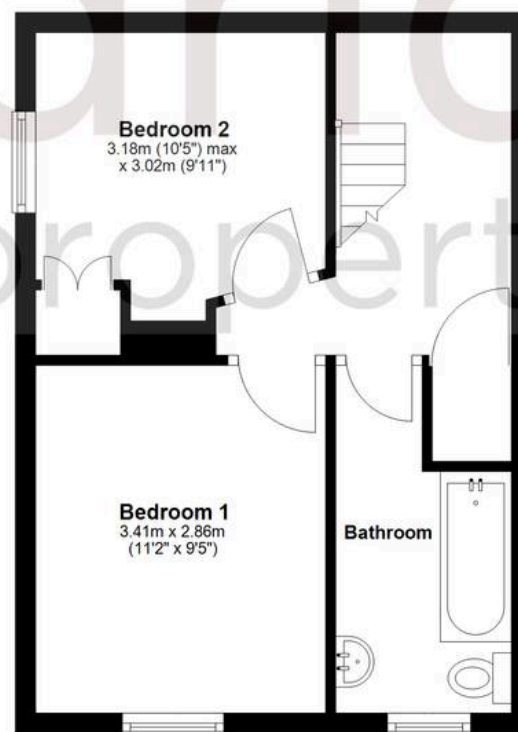
Ground Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.3 sq. feet)



Second Floor

Approx. 13.5 sq. metres (145.4 sq. feet)



Total area: approx. 86.6 sq. metres (932.3 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 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.