



Waylands, Cricklade – SN6 6BT
Cricklade

Guide Price **£450,000**
mcfarlane
property.com

Waylands

Cricklade - Wiltshire

- STUNNING Four Bedroom Home
- Sought After WAYLANDS Setting
- Altered and Extended Family Home
- Feature Open Plan Kitchen / Family Room (Vaulted Ceiling with Velux Windows)
- Living Room + Reception / Study / Gym
- Westerly Facing Rear Gardens
- Master Bedroom + Ensuite Shower + Mezzanine Dressing Area !
- Expansive Driveway Parking for Multiple Cars

A beautifully designed and altered FOUR Bedroom semi detached family home in Central Cricklade. Ideally placed for the bustling High Street being placed in Wayland's, one of Cricklade most sought after locations.

This well designed and presented family home has been specifically altered to maximise family living, with an open and airy feel. There are two signature rooms that show thought and design and these comprise of the kitchen family room + master bedroom with mezzanine dressing room.



Waylands

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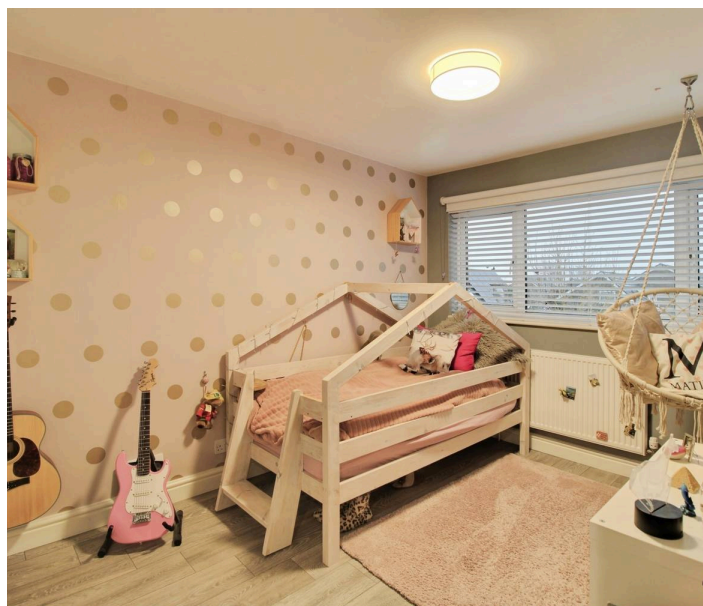
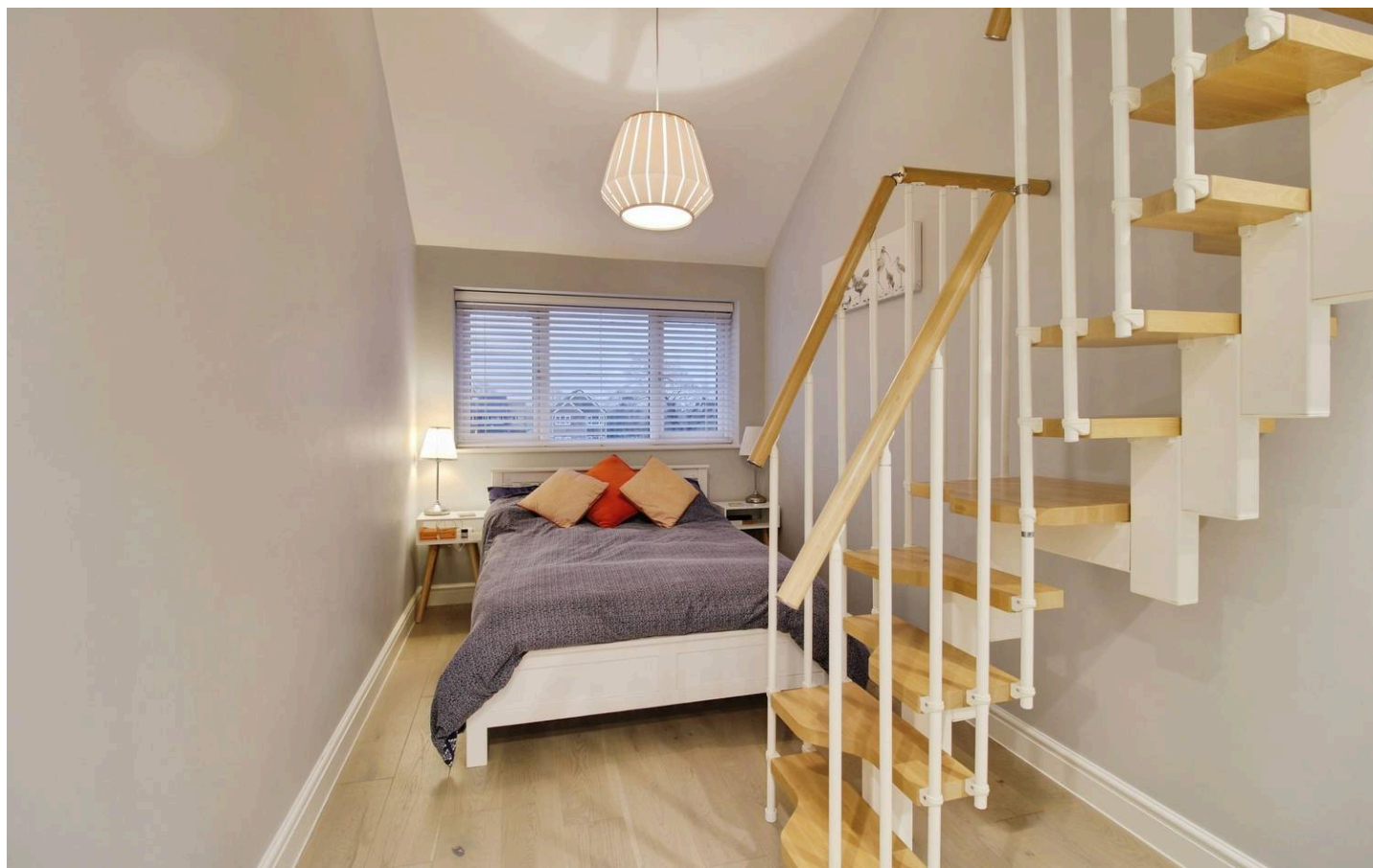
Cricklade is a historic former market town in North Wiltshire and Ideally placed for the neighbouring A419. Cricklade is also known as the first town on the Thames and boasts a bustling high street with a variety of amenities. The nationally renowned North Water Meadow is close by with the snake headed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

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

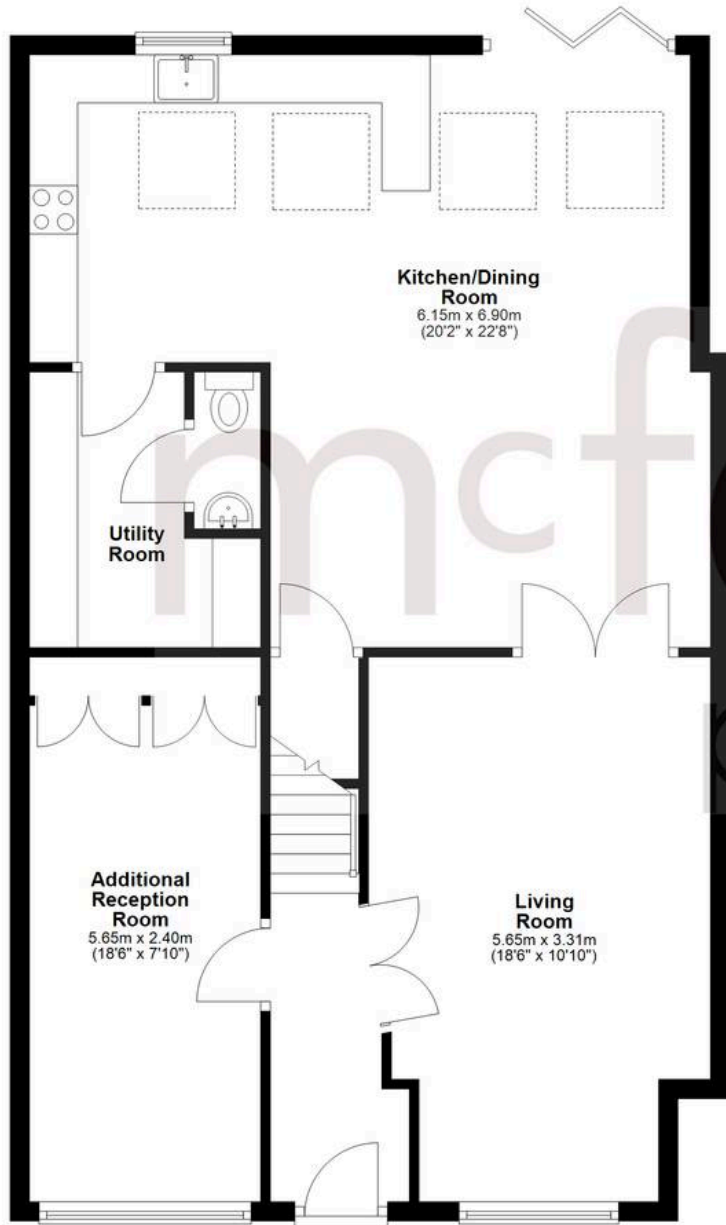
EPC Environmental Impact Rating: D



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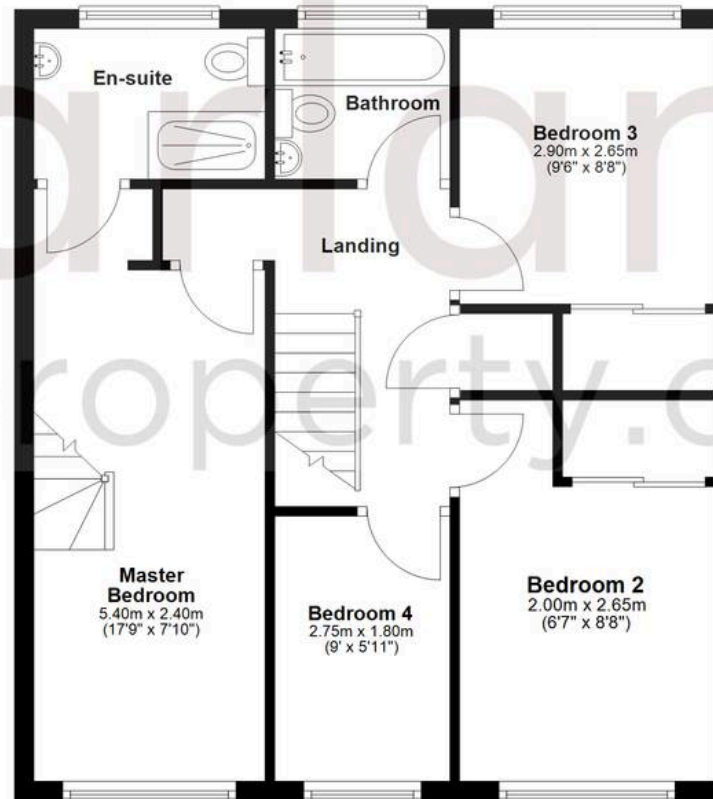
Ground Floor

Approx. 83.0 sq. metres (893.5 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.2 sq. feet)



Second Floor

Approx. 5.3 sq. metres (57.2 sq. feet)



Total area: approx. 143.8 sq. metres (1547.9 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.