







## South Meadow, Stones Lane, Cricklade, Wiltshire.

### DIRECTIONS

Please use the postcode SN6 6JW or call the office at any time for detailed directions from your location.

### SUMMARY

Situated on a no through lane, but with easy access to the many amenities of this popular town, is this substantial detached home. The accommodation includes two reception rooms, a kitchen/breakfast room, conservatory, utility and cloakroom to the ground floor with four bedrooms, an ensuite shower room, and family bathroom on the first floor. It sits in a generous plot with parking and garage and attractive, private rear garden with outbuildings providing further accommodation if needed.

### PROPERTY

The property is accessed from the front, into an entrance hall which leads through to the large living room. There are stairs to the first floor and a doorway which leads into the dining room. The kitchen/breakfast room is fitted with a range of storage and appliance space as well as room for a breakfast table. Further reception space is offered by the useful utility which is a lovely spot, overlooking the gardens. A utility room provides further appliance space and the ground floor is completed by a cloakroom with wc and wash hand basin.

The first floor landing provides access to the four bedrooms, and family bathroom which is fitted with a suite comprising corner bath with shower over, wc, and wash hand basin. The master bedroom benefits from an ensuite with shower, wc, and wash hand basin.

### GARDENS

The property sits on a generous plot with driveway parking to the front which leads to a detached garage with light and power. There is a large area to the side which is used for further parking with a path that leads in to the rear garden. This is mainly laid to lawn with areas of patio and mature borders. There are two large outbuildings

which would make an ideal home office/and or gym.

### LOCATION

The property occupies an enviable location on a no through lane which combines easy access to the local countryside with access to the many shops and amenities of this popular town. Cricklade is located between Cirencester and Swindon and remains convenient for the many leisure activities of the Cotswold Water Park and the local road and rail network.

### VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

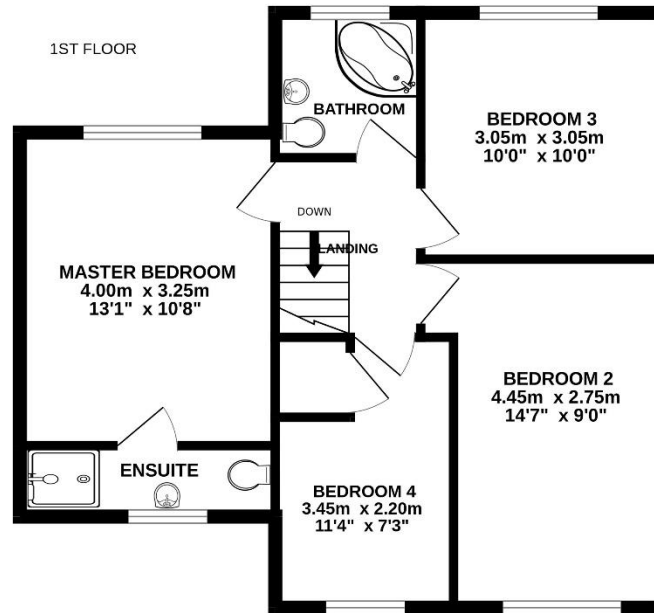
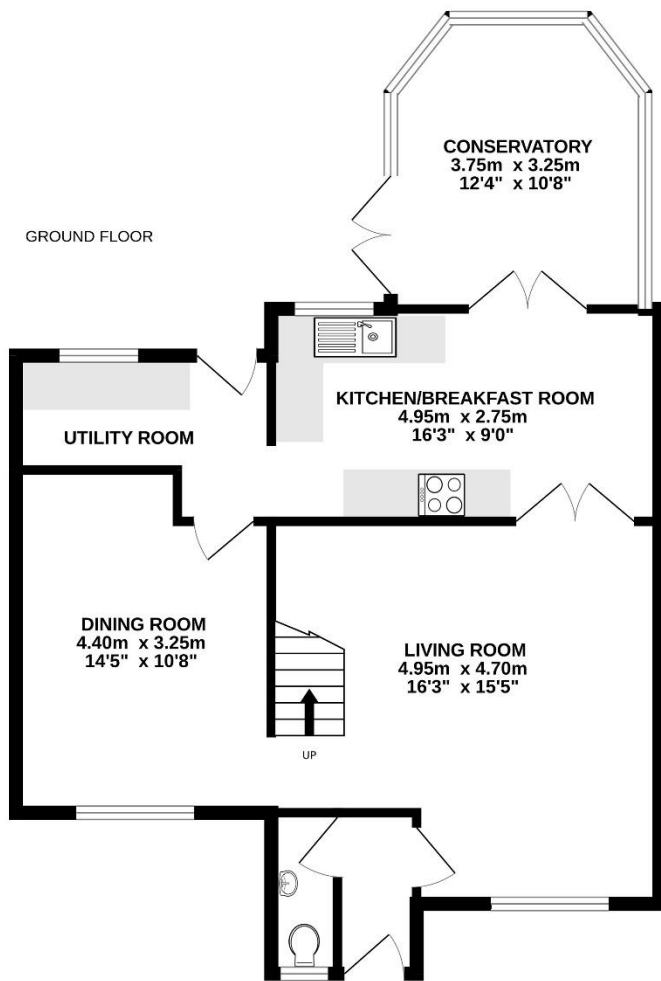
### MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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