



35 Hallsfield, Cricklade, Wiltshire.

DIRECTIONS

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

SUMMARY

Substantial, detached family home situated in a desirable location on the edge of this popular town. The current accommodation includes five bedrooms, three reception rooms, and three bathrooms, although a ground floor annexe could easily be reinstated if required. There are wrap around gardens and an area of parking to the rear.

PROPERTY

The ground floor accommodation has been extended and is accessed via a welcoming entrance hall with stairs leading to the first floor. It leads through to a spacious family room with solid oak flooring and bi-fold doors out onto the garden. It is open to the kitchen/breakfast room which is fitted with a range of storage and appliance space and has a large breakfast bar. The other side of the family room is a spacious living room, again with oak flooring and bi-fold doors out onto the garden.

There is a dining room with double doors out to the enclosed front garden and another reception room or fifth bedroom depending on requirements. The ground floor is completed by a separate utility room and shower room. This section of the property has previously been used as a self contained, one bedroom annexe which could be easily reinstated if required.

To the first floor are four good sized bedrooms, the master of which has a walk in wardrobe, and an ensuite consisting of shower, wc and wash hand basin. There is also a family bathroom which is fitted with a bath with shower over, wc and wash hand basin.

GARDENS

The property features gardens to three sides which is enclosed by hedging and fencing, and off road parking. There is gated access with a path leading to the front door and further gated access to a gravelled garden. The rear garden is enclosed by walls and fencing

and is mostly laid to artificial lawn with a large area of patio adjoining the property and borders suitable for plants. There is a gravelled area leading around the side of the property with a storage shed.

LOCATION

Hallsfield is a residential area on the northern edge of the town and provides easy access to North Meadow and many local walks including the Thames Path. Cricklade is a popular Saxon Town with a bustling High Street featuring most of the day to day amenities you would require. There is easy access via the nearby road network and rail links from Swindon.

VIEWING

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

MORTGAGE

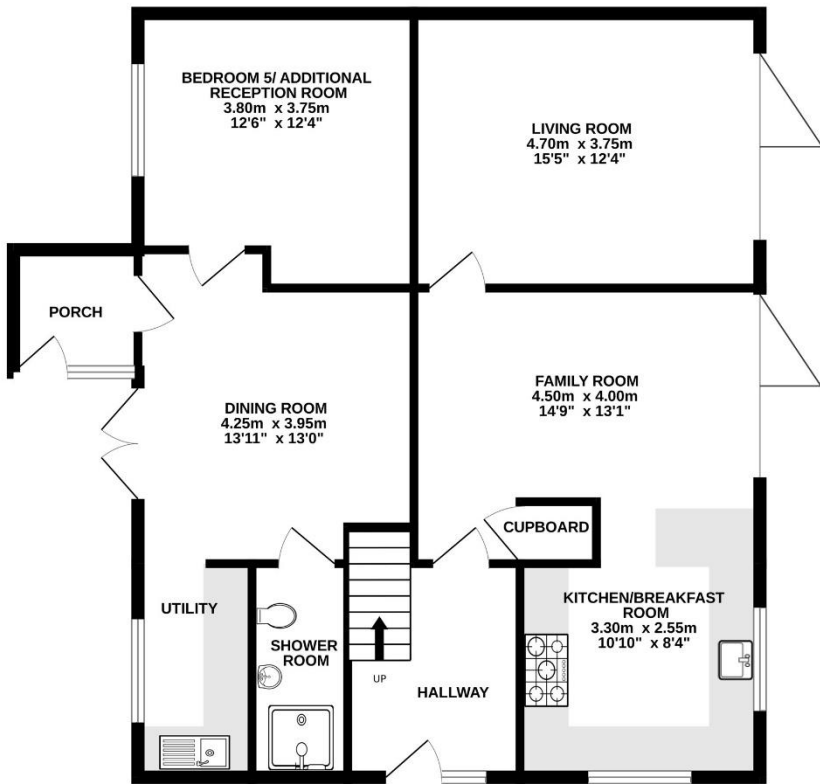
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

AGENTS NOTE

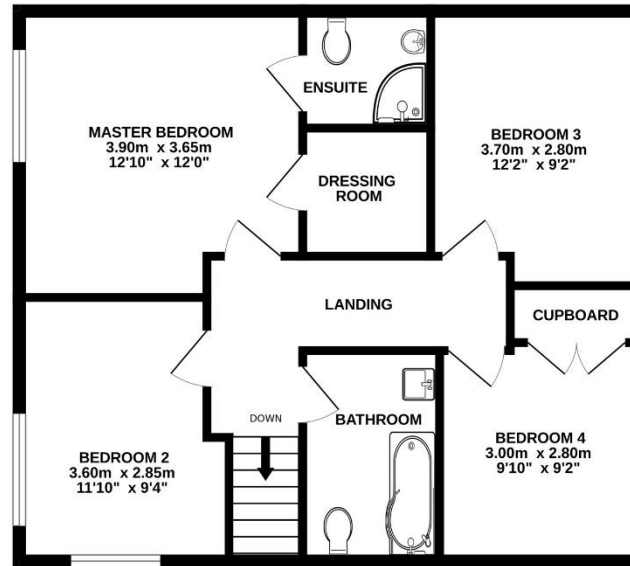
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



GROUND FLOOR



1ST FLOOR



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.
 Made with Metropix ©2023



