





The Basin, The Street, Latton, Wiltshire.

DIRECTIONS

The property is accessed from a private road and bridleway and is not therefore suitable to be viewed by driving past. If you require full directions to the property, please speak to a member of the team.

SUMMARY

Situated at the end of a private road, in a secluded location surrounded by open countryside, is this fabulous historic property which was remodelled in the 1980's and now offers well presented and spacious accommodation with a separate studio annexe. It sits adjacent to the currently unused Latton Basin and, despite its rural location, is less than a couple of miles from the popular town of Cricklade which provides a range of leisure facilities and amenities.

PROPERTY

The property is accessed via a welcoming entrance hall with stairs leading to the first floor and access to the cloakroom with traditional 'high level' wc, and and wash hand basin. The living room is a large L-shaped, triple aspect room with attractive multi-fuel burner and doors out to the garden. There is a door through to the traditional kitchen/breakfast room which features a range of storage which includes a pantry cupboard, as well as plenty of appliance space, and space for a dining table. Further reception space is offered by the adjoining dual aspect dining room which also provides access to the gardens. The ground floor is completed by a further room which is currently used as a home office but could also be used as a fourth bedroom if required.

To the first floor is a spacious landing with skylight window which offers further reading or study space if needed. There are three good size bedrooms on this level which all enjoy fabulous views over the surrounding countryside. The master bedroom also benefits from built in wardrobes and a large ensuite with double ended free standing claw foot bath, separate shower cubicle, wc, and wash hand basin. The first floor is completed by the family bathroom fitted with a suite comprising bath, wc, and wash hand basin. On the lower ground floor is a cellar which has stairs from the living room. opens directly to the garden, and is currently used as a workshop, bar and storage area.

Separate from the main house is the self contained, studio annexe. It is accessed via its own front door and leads into a kitchen with a range of storage and appliance space, studio room with space for sitting and bedroom furniture as required and a shower room with a suite comprising shower, wc, and wash hand basin. This useful additional accommodation



would be ideal to provide additional accommodation, or provide rental income on a holiday or residential basis.

GARDENS

The property sits on a generous plot with gardens which surround the home. A five bar gate provides access to the gravelled driveway which provides plenty of parking as well as access to the covered parking adjacent to the annexe. There is an area of lawn which leads to the currently unused canal basin. The mature gardens continue around the property and offer plenty of space for the mature shrubs and borders. It is surrounded on all sides by open countryside making this an incredibly private and peaceful spot. There is a large terrace patio on the south western side of the house which provides an ideal entertainment space with steps down to the cellar.

LOCATION

The property sits in a particularly secluded spot along a private gravel drive, yet is less than a couple of miles from the High Street of the popular town of Cricklade which provides many amenities which satisfy most day to day requirements. It falls under the parish of Latton, and access from the village is over a private bridge which requires key access. From here there is quick and easy access to the A419 in either direction which in turn links up with the M4 or M5 motorways. There are mainline train stations at both Swindon and Kemble which are less than 10 miles away. Despite its accessibility, it enjoys its location on the edge of Cricklade North Meadow (National Nature Reserve) and the leisure facilities of the Cotswold Water Park. Further information regarding the canal basin can be found here:

<https://www.cotswoldcanals.net/latton-basin>

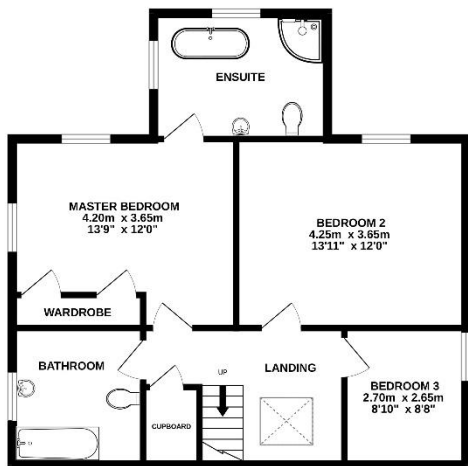
VIEWING

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

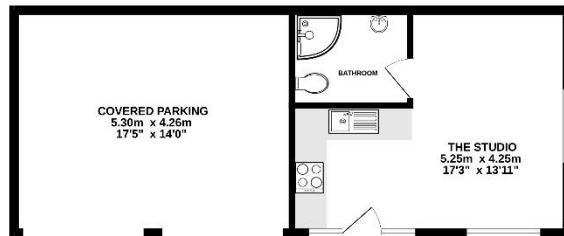
AGENTS NOTE

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.

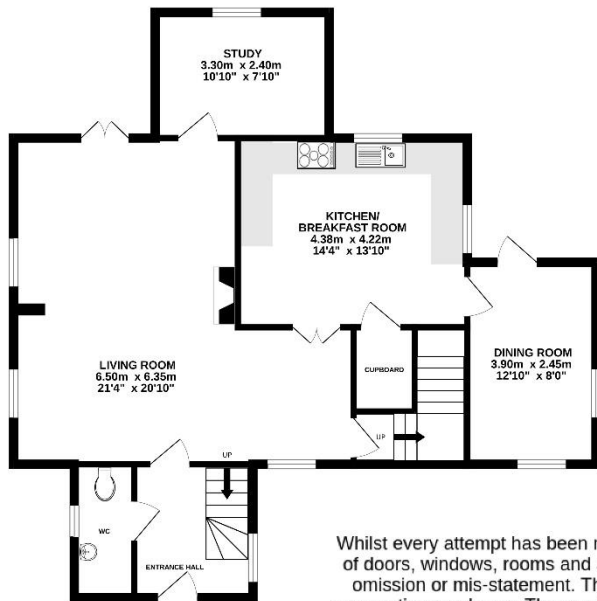
1ST FLOOR



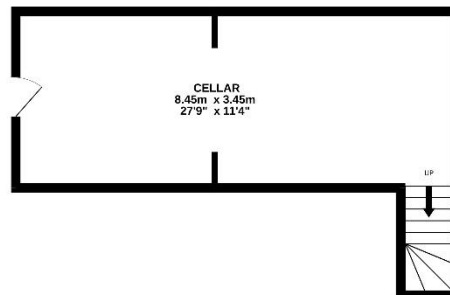
THE STUDIO



GROUND FLOOR



LOWER GROUND 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.
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