





15 Abingdon Court Farm, Cricklade, Wiltshire.

DIRECTIONS

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

SUMMARY

Located in a desirable, quiet courtyard setting and backing onto an area of green, is this spacious two bedroom home for the over 55's. It combines this peaceful setting with easy access to the nearby High Street of this popular town which offers a range of amenities to the thriving community. Further benefits include adjacent driveway parking and garage, and a good size rear garden.



PROPERTY

The property is accessed via a large and welcoming entrance hall with stairs leading to the first floor. To the left is the large living room with feature fireplace and double doors to the dining room. This spacious reception room has further double doors to the rear garden with views over an area of green beyond. The kitchen is fitted with a range of storage and built in appliances. The ground floor is completed by a useful cloakroom with wc and wash hand basin, as well as additional storage space. The first floor landing provides access to both bedrooms and the family bathroom which is fitted with a suite comprising bath, wc, and wash hand basin.



The master bedroom is fitted with a range of built in wardrobes as well as an ensuite comprising shower, wc, and wash hand basin. The second bedroom is also a great size with built in wardrobes and far reaching views.



GARDENS

To the front of the property is an area of garden which is enclosed by hedging and a path leading to the front door. There is a driveway providing parking adjacent to the property which leads to the garage. There are double wooden doors to the front, light and power, and a door leading out to the garden. The rear garden is larger than average for the development, and is enclosed by fencing with gated access. It is mainly laid to lawn with mature trees and views over an area of green.

LOCATION

The property enjoys an enviable position situated within this popular yet exclusive retirement development for the over 55's, and provides easy access to the High Street of this popular town. Cricklade is a desirable place to live with a thriving community and a range of amenities situated between Cirencester and Swindon. It offers easy access to the nearby road and rail network.

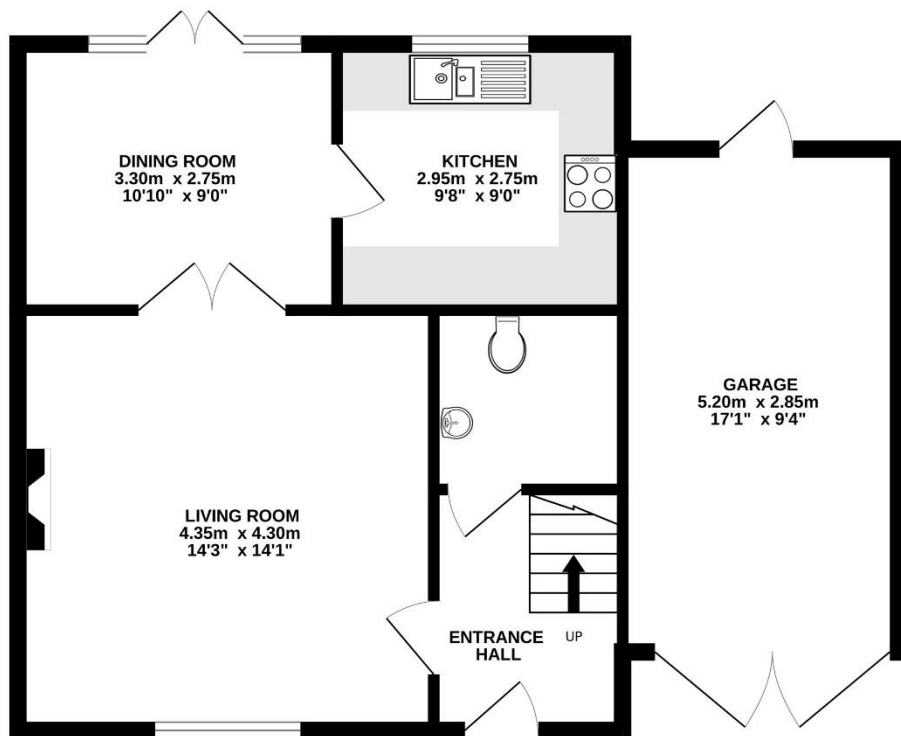
VIEWING

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

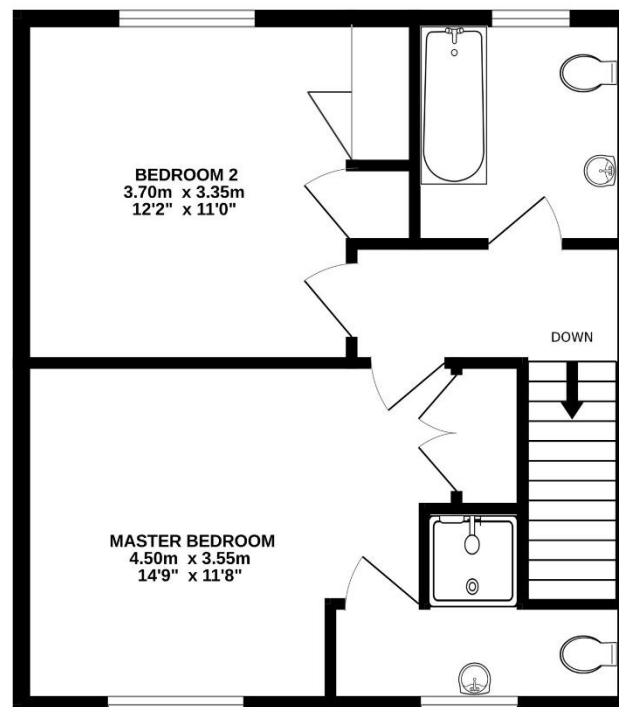
AGENTS NOTE

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.

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.
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