





Butts Close, The Forty, Cricklade, Wiltshire.

DIRECTIONS

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

SUMMARY

Substantial, detached bungalow set in a generous, private plot combining the best of rural living with easy access to the local amenities. The accommodation includes five bedrooms, large kitchen/breakfast room, and two big reception areas. There is a separate two bedroom annexe providing ancillary accommodation or a potential rental income in the region of eighteen thousand pounds per annum. The property is situated behind electric gates on a quiet lane in this desirable town.

PROPERTY

To the front of the property is a large storm porch which leads into a welcoming, L shaped entrance hall with storage cupboard. To the right is the main reception room which is a fantastic size, dual aspect room with feature fireplace. A sliding door leads through to the conservatory which provides plenty of additional reception space, as well as easy access to the front and rear gardens. The kitchen/breakfast room is fitted with a range of storage and appliance space. There is a large pantry cupboard and space for a breakfast bar or dining table. An inner hall leads through to a fifth bedroom/study, as well as a shower room fitted with a shower, wc, and wash hand basin.

The master bedroom suite has the benefit of a walk in wardrobe, and ensuite shower room. There are three more good size bedrooms which all have built in storage. The property is completed by a family bathroom with luxury suite comprising Jacuzzi corner bath, wc, and wash hand basin. To the left of the driveway is a separate, detached, two bed annexe which comprises accommodation which includes a reception area, kitchen, two bedrooms and a shower room. This provides excellent ancillary accommodation for a relative or could provide additional income in the region of £18,000 per annum.

GARDENS

The property sits on a generous plot of approximately 0.43 acres. Electric gates lead through to a driveway with parking for several cars and a car port and a path leading to the front door. The large gardens surround the property and are mainly laid to lawn with mature trees, and areas of patio. There is a path to the front door, a solid built barbecue area and a summer house.

LOCATION

The property is located in a desirable area on the edge of this popular town and combines the benefits of rural living with easy access to the many local amenities. Cricklade is located between the nearby towns of Cirencester and Swindon and benefits from easy access to 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.



