





Ark Cottage, Purton Road, Cricklade, Wiltshire.

DIRECTIONS

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

SUMMARY

Situated on a large plot with attractive gardens, this substantial, six bedroom, energy efficient home is situated in a desirable location on the edge of Cricklade, and as such benefits from the surrounding countryside, yet remains within easy reach of the amenities of this popular town. There is spacious, light and exceptionally well presented accommodation throughout whilst outside is plenty of parking and a garage.

PROPERTY

The property is accessed via a striking entrance hall with sweeping stairs leading to the first floor, and a cloakroom fitted with wc and wash hand basin. Double doors lead through to an impressive reception area which is separated into dining and formal sitting areas by the central fireplace. There are multiple large windows to two aspects making this an exceptionally bright and sociable entertaining area. The kitchen is fitted with a range of storage and appliances as well as providing further space for a dining table. The dual aspect family room, and bar/television room provide further reception space. There is a useful utility with further storage and appliance space as well as access to the garage. The ground floor is completed by a large conservatory which is a lovely spot to enjoy the attractive gardens.

The first floor landing provides access to the six double bedrooms and family shower room with suite comprising shower, wc, bidet, and wash hand basin. The master bedroom is a particularly pleasing room with large dressing room, ensuite with separate bath and shower, and balcony enjoying views over the garden. Two further bedrooms have ensuite shower rooms and all but one have built in wardrobes.

GARDENS

The property sits on a generous plot believed to be around 2 acres by the current owner. There is driveway parking for several vehicles which leads to the garage. The garden sits mostly to the side and the rear of the property and is surrounded by open countryside. It is mostly laid to lawn with an area of seating and an outside kitchen area. There is a stream running through with bridge over to an additional part of garden.

LOCATION

The property is situated on the southern edge of the desirable town of Cricklade and therefore has easy access to the surrounding countryside, but also the many amenities this popular town has to offer. It remains convenient for the local road network with the A419 providing access to the M4 and M5, whilst the rail network is accessible from Swindon station which is just 8 miles away and offers direct trains to London Paddington in under an hour.

VIEWING

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

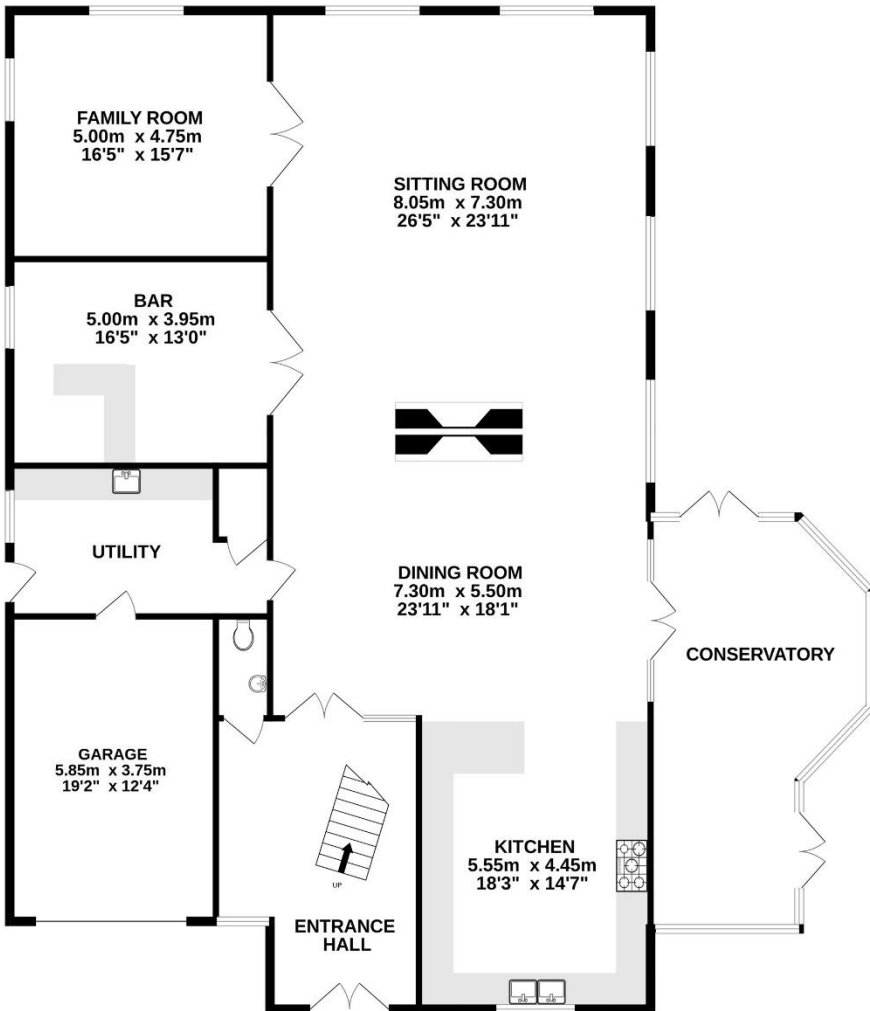
MORTGAGE

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

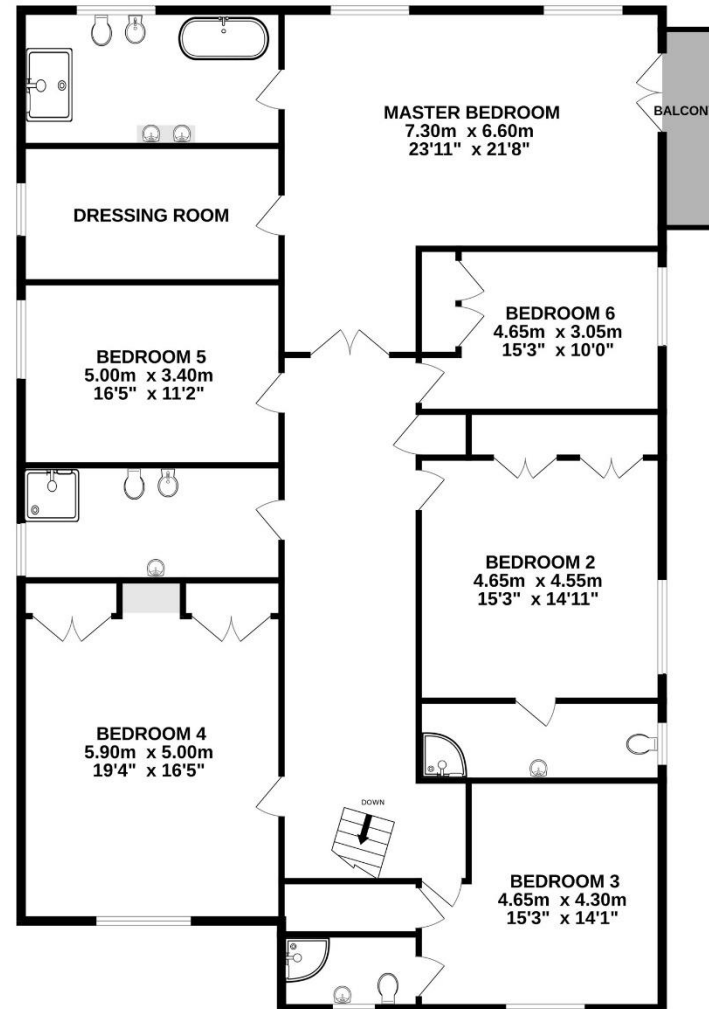
AGENTS NOTE

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.
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