





25 High Street, Cricklade, Wiltshire.

DIRECTIONS

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

SUMMARY

Grade II listed cottage situated in the heart of this popular town and with a large, westerly facing rear garden with St Sampsons Church as a backdrop. The property has been sympathetically improved by the current owners to provide spacious and well presented accommodation with an abundance of character features throughout. A truly rare opportunity to own this fabulous Cricklade home.

PROPERTY

The property is accessed from the front into the Carriage Way which has a stable door into the rear garden and a door to the right into the living room. There are three reception rooms in a row, currently used as a sitting room, home office, and dining room, but flexible in their usage. There is an abundance of character features including bay window to the front, window seat, feature fireplace, and beamed ceiling throughout. At the rear of the property is a beautiful kitchen breakfast room with a range of storage and appliance space, and double doors leading out to the large garden with the dramatic backdrop of St Sampsons Church which is a striking feature of the property. There is a useful utility with further appliance space and a cloakroom with wc, and wash hand basin.

To the first floor are three double bedrooms and a family bathroom which is fitted with a suite comprising double ended bath, separate shower cubicle, wc, and wash hand basin. The master bedroom was previously two rooms and now offers a generous dressing area. There are two sets of stairs from the ground floor and further stairs up to the loft room. Currently used for storage, there is a dormer window to the front and

the potential for conversion subject to the necessary permission.

GARDENS

The large westerly facing garden is a real feature of the property with the dramatic backdrop of St Sampsons Church. It is mainly laid to lawn with areas of patio, and mature shrubs and trees. Free parking is available around the property, including the Town Hall car park which is a couple of moments away.

LOCATION

The property enjoys an enviable position on the historic High Street of this desirable town. There is easy access to a range of amenities and leisure facilities. The nearby A419 offers easy access to the M4 and M5 motorways.

VIEWING

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

MORTGAGE

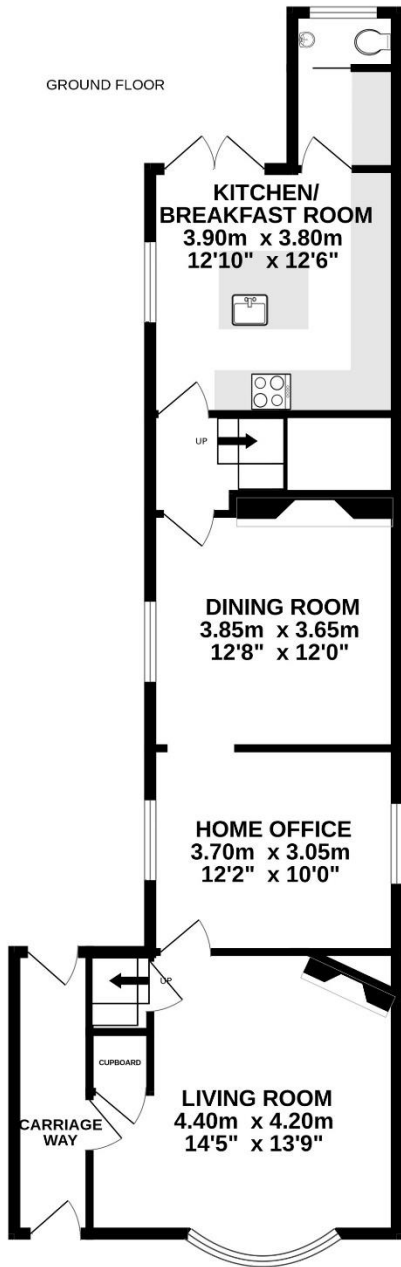
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

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.

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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GROUND FLOOR



1ST FLOOR



2ND FLOOR

