





Cobwebs, 7 Spital Lane, Cricklade, Wiltshire.

DIRECTIONS

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

SUMMARY

Period cottage located at the end of a private, no through lane with views over fields, combined with a five minute walk to the High Street with the many amenities that this popular town has to offer. The accommodation includes three double bedrooms, family bathroom, three reception areas, as well as a kitchen/breakfast room. Further benefits include driveway parking, garage, and beautiful gardens.

PROPERTY

The property is accessed from the front into a welcoming entrance hall with useful storage cupboard and stairs leading to the first floor. To the right is a good size living room with feature fireplace and bay window to the front. Straight on from the hall is a large dining room with useful under stairs storage cupboard and double doors leading out to the garden. The kitchen is fitted with a range of storage and appliance space as well as room for a breakfast table. A door leads out to the conservatory which offers further reception space as required. The ground floor is completed by a utility cloakroom with wc, wash hand basin and appliance space. The first floor landing provides access to the three bedrooms and family bathroom which is fitted with a suite comprising, corner bath, separate shower cubicle, wc, and wash hand basin. Two of the bedrooms enjoy far reaching views over the fields whilst the other is fitted with a range of built in wardrobes.

GARDENS

The property sits on a nice size plot with far reaching views over fields to the rear. The front garden is enclosed by hedging to the front and has mature shrub borders. There is a gated path to the front door and a driveway which provides parking as well as access to the garage.

This has an up and over door to the front, light and power. There is a gated side path which provides access to the rear garden. This has been landscaped with areas of lawn and patio with mature shrub and plant borders. There is gated access into the field behind and great views.

LOCATION

The property is situated towards the end of a private, no through lane on the edge of this popular town. It enjoys a rural feel with views over fields, yet is only a five minute walk to the High Street. Cricklade offers its residents a full range of shops and amenities and remains convenient for the nearby 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.





