





Floresville, 18 Common Hill, Cricklade, Wiltshire.

DIRECTIONS

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

SUMMARY

Constructed in 1907, this spacious home offers exceptional well presented accommodation and character features throughout. There are four bedrooms, family bathroom and ensuite, two reception rooms, a lovely open plan kitchen with breakfast and family areas, and useful utility and downstairs cloakroom. Externally there is driveway parking and attractive gardens to three sides. It is located conveniently for the many nearby amenities, as well as the nearby countryside. It truly offers a unique proposition in this popular town.

PROPERTY

The ground floor benefits from character features such as high ceilings, decorative cornicing, and feature fireplaces throughout. This is apparent as soon as you enter from the front into the central entrance hall with period tiled floor, and stairs leading to the first floor with storage area below. To the right is a an attractive dual aspect dining room with feature fireplace, whilst behind it is a sitting room with bay window leading out to the side and open fireplace. To the left of the entrance hall is the large kitchen/breakfast/family room. The kitchen area is fitted with a range of storage and appliances as well as accent lighting, and a breakfast bar. There is a dual aspect family area which provides further reception space with window seat, and traditional style feature bakers oven. There is a further seating area in front of the bifold door leading out to the garden. Beyond the kitchen is a utility area which provides further storage and appliance space. The ground floor is completed by a useful cloakroom fitted with a wc, and wash hand basin. The first floor landing has a window overlooking the front as well as access to the four bedrooms and family bathroom which is fitted with a suite comprising bath with shower over, wc, and wash hand basin, as well as an airing cupboard. All of the bedrooms have a

feature fireplace and two have built in storage. The master bedroom further benefits from an ensuite with shower, wc, and wash hand basin.

GARDENS

The property sits on a good size plot with gardens to three sides. There is driveway parking for a couple of cars and a large storage shed which serves the purpose of traditional garage storage. A gated path leads to the front door and provides access to the front and side gardens which are mainly laid to lawn and enclosed by mature hedging. There is gated access to the other side garden which has areas of lawn, patio, and decking with shrub borders and several seating areas.

LOCATION

Although the property has a Common Hill address, it fronts and is accessed from The Fiddle which is a quiet lane leading out to The Forty and attractive countryside beyond. This convenient position means it is in easy walking distance of the bustle of the High Street and the many amenities on offer. The commuter links from Cricklade are extensive, with Swindon, Malmesbury, Cirencester and Cheltenham all nearby whilst the A419/7 combined with the M4 and M5, make larger city destinations easily achievable.

VIEWING

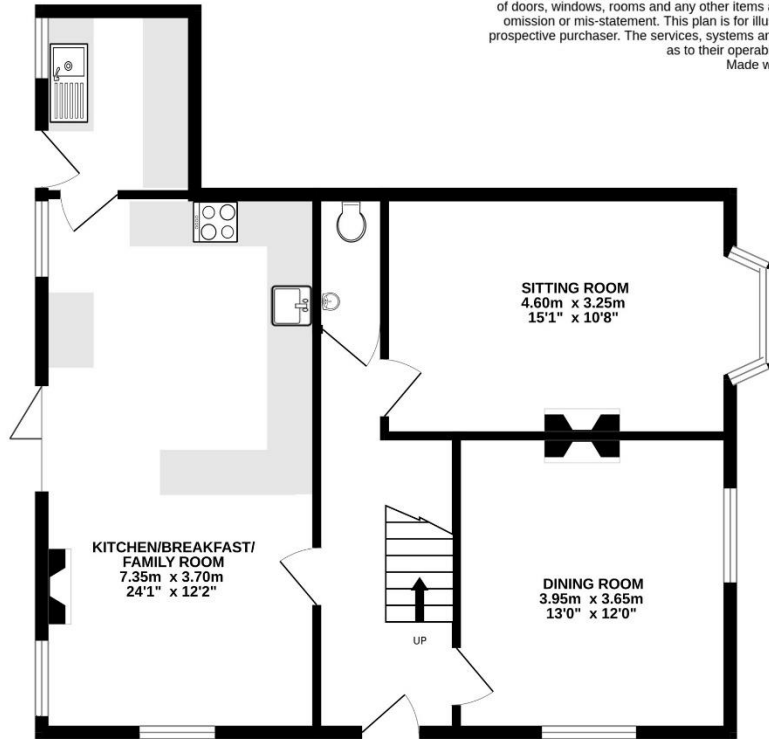
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

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

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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1ST FLOOR

