





2 Stones Lane, Cricklade, Wiltshire.

DIRECTIONS

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

SUMMARY

Originally dating back to the 1800's, this beautifully presented four bedroom property is situated in a desirable location on a no through lane and has been refurbished throughout by the current owners to an exceptional standard throughout. It offers flexible accommodation and plenty of character features including exposed beams and open fire, whilst further benefits include a large garden, driveway parking, and a double garage.

PROPERTY

The property has been extended and improved to a high standard and is therefore presented exceptionally well throughout. It is accessed via a generous sized entrance hall with tiled floor, useful storage cupboard, and a refitted cloakroom with wc and wash hand basin. To the right is the large open plan kitchen/breakfast/dining room with double doors leading out to the garden and a continuation of the tiled floor. There is a generous breakfast bar with seating for four, whilst the kitchen is fitted with a range of storage and appliance space including room for an American style fridge freezer and range cooker. The large living room enjoys plenty of character features including exposed beams and recently installed multifuel burner. There is a further reception room with wood floor, access to the garden and stairs to the first floor.

The first floor houses the four double bedrooms and family bathroom. The master bedroom is extremely generous in size and offers an ensuite shower room. The family bathroom comprises a bath with shower over, wc and wash basin.

GARDENS

There is a driveway providing parking for one vehicle whilst the large double garage has an electric roller door and offers further parking and storage. A side path leads to the rear garden which is split over

two levels with areas of patio, lawn, a pond, and mature trees and planting. It is enclosed by a mixture of walls and fencing and is a real highlight of the property. It has been creatively designed to offer attractive areas for entertaining with several seating options and is remarkably private.

LOCATION

The property occupies an enviable location on a no through lane which combines easy access to the local countryside with access to the many shops and amenities of this popular town. Cricklade is located between Cirencester and Swindon and remains convenient for the many leisure activities of the Cotswold Lakes and 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.

01285 641839

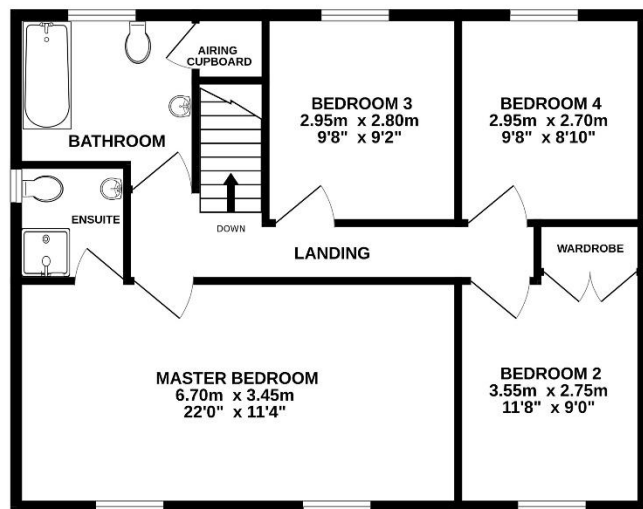
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1ST FLOOR



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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