







## 6 Croft Close, Latton Swindon, Wiltshire.

### Directions

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

### Summary

Backing onto open fields which seem to go on forever, this attractive modern home combines well presented and spacious accommodation, with a desirable village location. The accommodation includes three double bedrooms, two of which have ensembles, a family bathroom, a first floor living room with Juliet balcony, and a gorgeous kitchen/breakfast room. There is parking, garage, and a garden which overlooks the fields. Latton is a sought after small village with great transport links.

### Step inside

There is a welcoming entrance hall with stairs leading to the first floor and plenty of storage. A door to the right leads into the integral garage, to the left is a useful cloakroom with wc and wash hand basin, whilst straight ahead is the kitchen/breakfast/family room. Spanning the entire width of the rear of the property, this room is a key feature of the property. The kitchen area is fitted with a range of storage and high quality appliances. There is a breakfast bar and further reception space which takes advantages of the roof lights and windows and doors overlooking the gardens and fields beyond. The first floor landing has stairs up to the second floor and provides access to the large L shaped living room with Juliet balcony. The second bedroom is also located on this floor with plenty of storage, an ensuite shower room, and great views. The second floor landing provides access to the other two bedrooms. Both feature built in storage, whilst the master room also benefits from an ensuite shower room. This floor is completed by the family bathroom.

### Step outside

To the front of the property is parking with an electric charger point, and there is further allocated parking as well. An up and over door leads into the integral garage with light and power. The rear garden

is mainly laid to lawn with an area of patio adjoining the rear and low fencing to take advantage of the fantastic field views.

### Area insights

Latton is a small village lying between Cirencester and Swindon just off the A419. The village has a church, whilst more extensive facilities, such as shops, pubs, schools, doctors surgery etc can be found in the nearby town of Cricklade, which is a short distance to the south, or even more in Cirencester which is slightly further to the north. Latton is well positioned for access to both the M4 and M5 Motorways and for mainline rail services from Swindon or Kemble (London Paddington). It is on a useful bus route and is surrounded by the fantastic country walks and leisure facilities of the Cotswold Lakes.

### Viewing

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

### Additional services

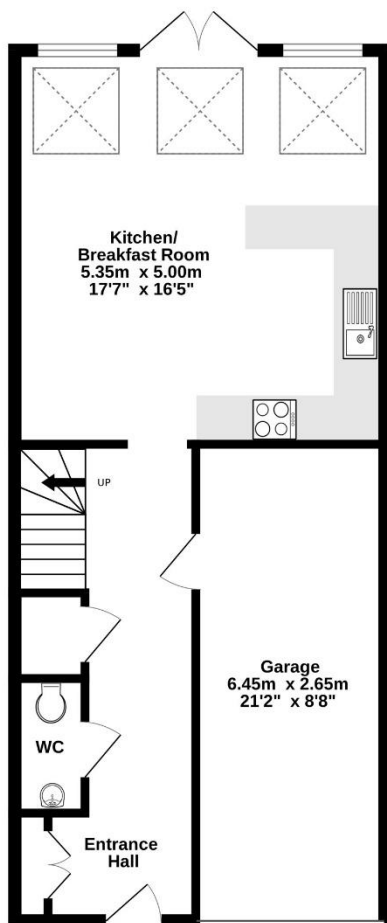
As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

### Agents Note

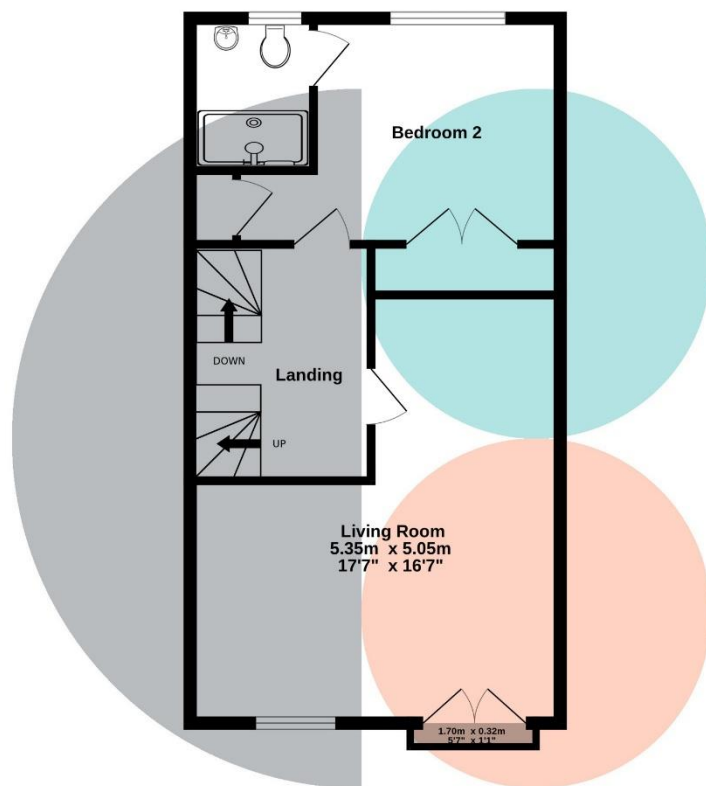
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



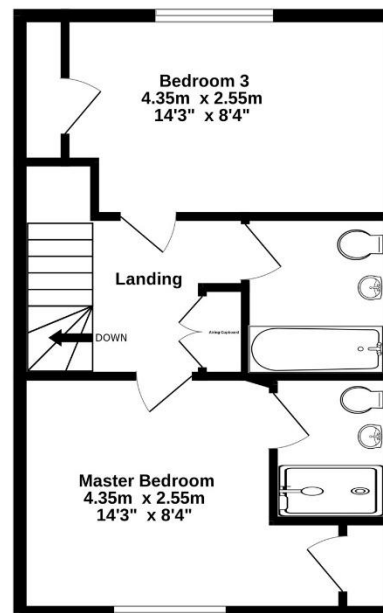
GROUND FLOOR



1ST FLOOR



2ND 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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