



Cricklade Road, Highworth, SN6 7BL

£450,000
(Offers in excess of)

Hanley's

A charming three/four bedroom period cottage dating back to 1652 set within the conservation area of Highworth, just a short level walk to the High Street and Market Place. Offering spacious accommodation which has been thoughtfully and sympathetically updated throughout retaining many original character features including exposed Cotswold stone walls, flagstone flooring, open fireplaces and exposed timber beams with original Carpenters' marks carved into the beams of the dining room. The beautifully presented accommodation is set over two floors and comprises: Entrance porch, entrance hall with fireplace and original flagstone flooring, cloakroom, dual aspect sitting room with attractive fireplace and wood burning stove and French doors opening onto the rear garden, dining room with fireplace, exposed Cotswold stone wall and beams, kitchen with bespoke handcrafted units and granite worksurfaces. From the kitchen a door leads to the utility room with doors to the workshop, store room and stable door to the rear garden. To the first floor is a light and spacious landing which could offer space for an office desk, re-fitted four piece traditional bathroom suite with freestanding bath and separate walk-in rain-fall shower, three bedrooms; bedroom one with walk-in wardrobe and en-suite shower room and study/bedroom four. Further benefits include gas radiator central heating and double glazing. Outside to the rear is an attractive enclosed walled cottage garden with well stocked flower beds, automatic ambiance lighting, large patio area, timber pergola and gated access to the side leading to the front of the cottage.



2 Bathrooms



3 Bedrooms. Study/bedroom 4



2 Receptions

EPC: D 56

Council Tax Band: E

Tenure: Freehold



DISCLAIMER. These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





TOTAL FLOOR AREA : 1273 sq.ft. (118.2 sq.m.) approx.

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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