



Christian  
Benjamin  
PROPERTY



Hitchings, Cricklade, Wiltshire.

£350,000 Freehold



## 25 Hitchings, Cricklade Swindon, Wiltshire.

### Directions

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

### Summary

Set within the popular Hitchings development on the edge of Cricklade, this smart and well-presented three bedroom home offers modern, energy efficient living in a location that feels calm, connected and easy to settle into.

With a generous living room, kitchen/breakfast room opening directly onto the garden, ensuite principal bedroom, parking for two and a B rated EPC, it is a home that balances day-to-day practicality with a genuinely comfortable feel.

A lovely modern home in a town people continue to come back to.

### Step inside

The layout here is exactly what you want from a modern home, practical, well-proportioned and easy to live with.

You're welcomed by an entrance hall with stairs rising to the first floor, and a useful downstairs WC.

The living room is a great size, bright, comfortable and flexible enough to arrange properly, whether that's family space, a work-from-home corner, or both.

To the rear, the kitchen breakfast room runs the full width of the house. There's a good range of storage, plenty of worktop space, and room for a table, making it a genuine social space rather than just somewhere to cook. Double doors open straight out to the garden, which really helps the flow, especially through the warmer months.

There is access to a handy understairs cupboard that takes care of everyday storage.

Upstairs, there are three bedrooms. The main bedroom benefits from its own ensuite, bedroom two is a comfortable double, and bedroom three works perfectly as a single room, nursery or home office.

The family bathroom completes the first floor.

### Step outside

To the front, there is off-road parking for two vehicles, directly in front of the property, which is always a win day-to-day.



The rear garden is enclosed and designed to be low maintenance, with a patio area for seating and a lawn beyond. It's a safe, usable space whether that's for children, pets or just enjoying a bit of sun.

There is also gated rear access, adding that extra bit of practicality.

### Area insight

Hitchings forms part of this modern, well-regarded development on the edge of Cricklade, giving you the best of both worlds — a quiet, residential setting with easy access in and out of town.

Cricklade itself is a proper town, full of character, with independent shops, pubs, and everyday essentials all within easy reach. You're also well placed for Cirencester, the Cotswold Water Park, and wider road links when needed.

It's a location that works just as well for first time buyers as it does for those looking to stay connected but step into something more manageable.

### Viewing

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

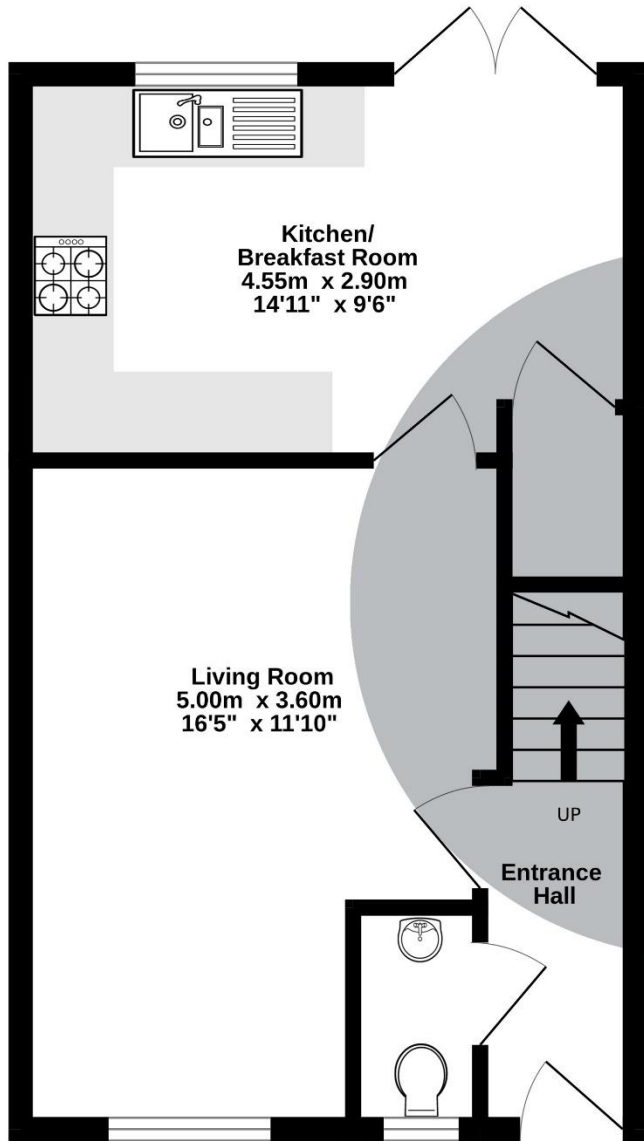
### Additional services

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.

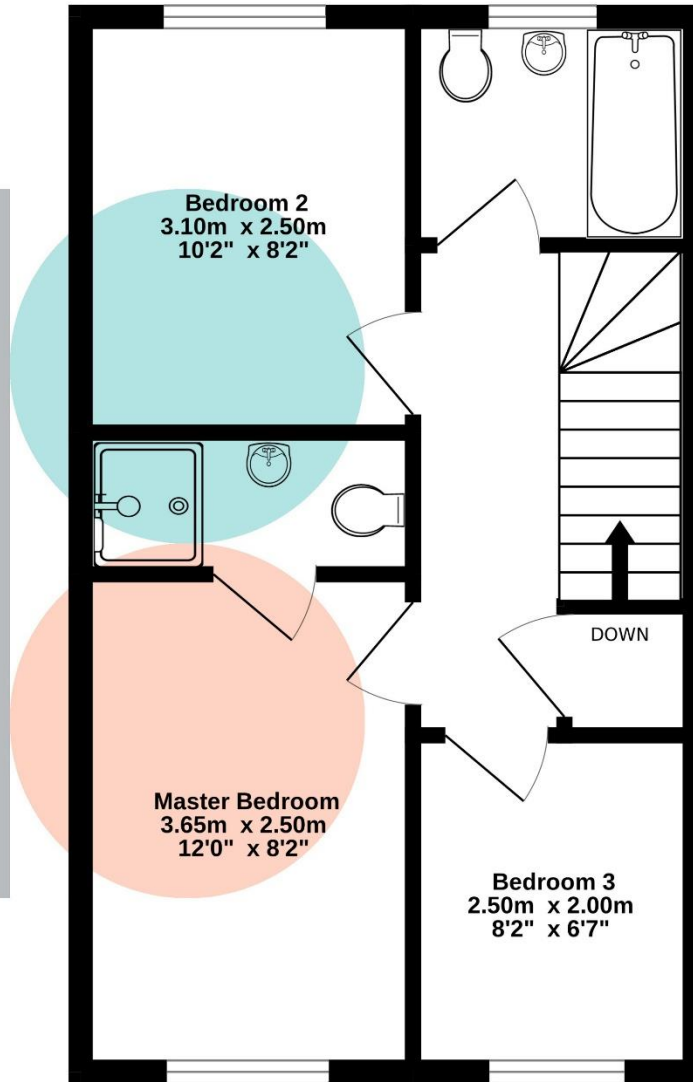
### Agents Note

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



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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