



High Street, Cricklade – SN6 6DA
Wiltshire

Guide Price **£450,000**

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property.com

High Street

Cricklade, Wiltshire

- THREE Bedrooms
- Modernised and Updated
- THREE Bathrooms
- Enclosed Rear Gardens
- Grade II Listed High Street Cottage

A stunning Three bedroom period cottage (known locally as Giles Cottage) in the High Street in the former market town of Cricklade. Located towards the bottom of the High Street and on the corner of Rectory Lane. This is a charming and deceptive cottage with an abundance of features throughout.

The initial impression is fabulous with “Curb Appeal” and presence whilst also being ideally situated for Cricklade’s abundance of amenities and services. The infamous North Water Meadows are just around the corner as is the A419 for both Cirencester and Swindon.



High Street

Cricklade, Wiltshire

Cricklade is a historic former market town in North Wiltshire and Ideally placed for the neighbouring A419. Cricklade is also known as the first town on the Thames and boasts a bustling high street with a variety of amenities. The nationally renowned North Water Meadow is close by with the snake headed fritillaries that bloom annually. This has been classified as a SSSI & NNR (Site of Special Scientific Interest & National Nature reserve).

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

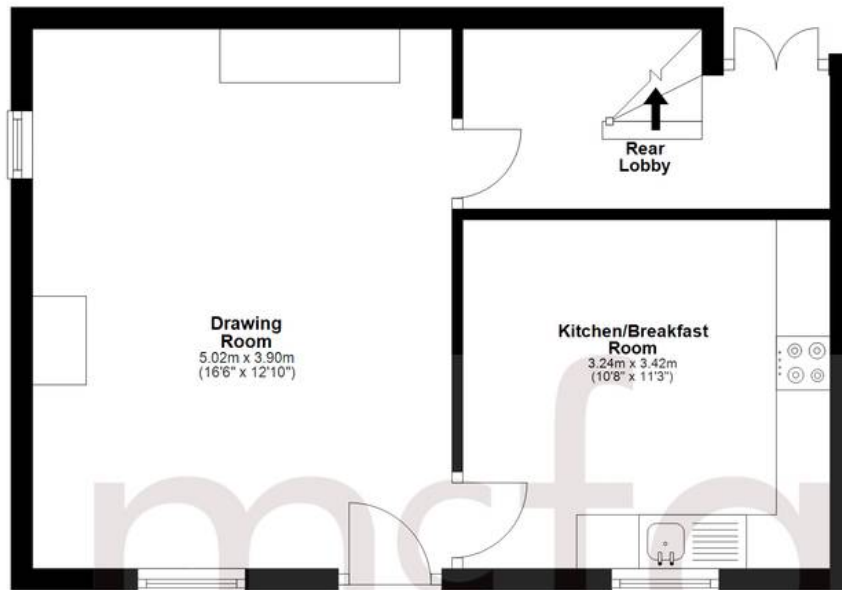
EPC Environmental Impact Rating:

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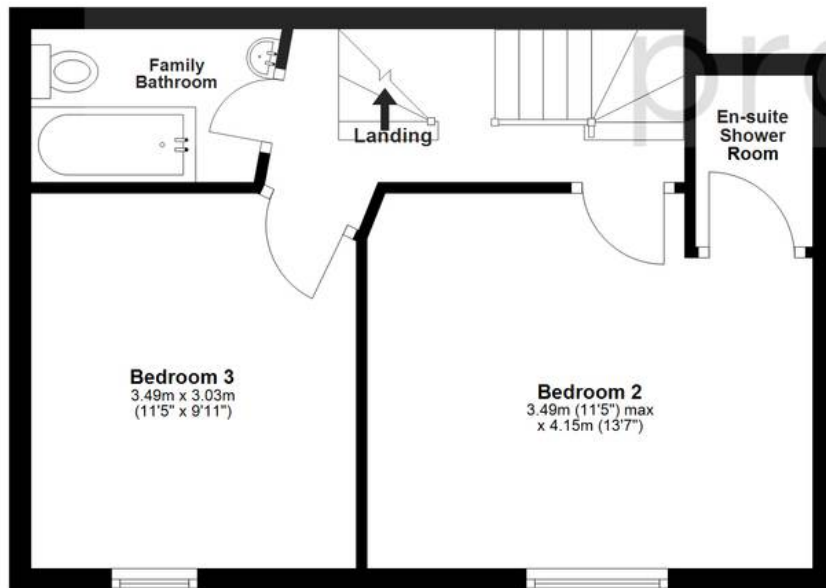
Ground Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



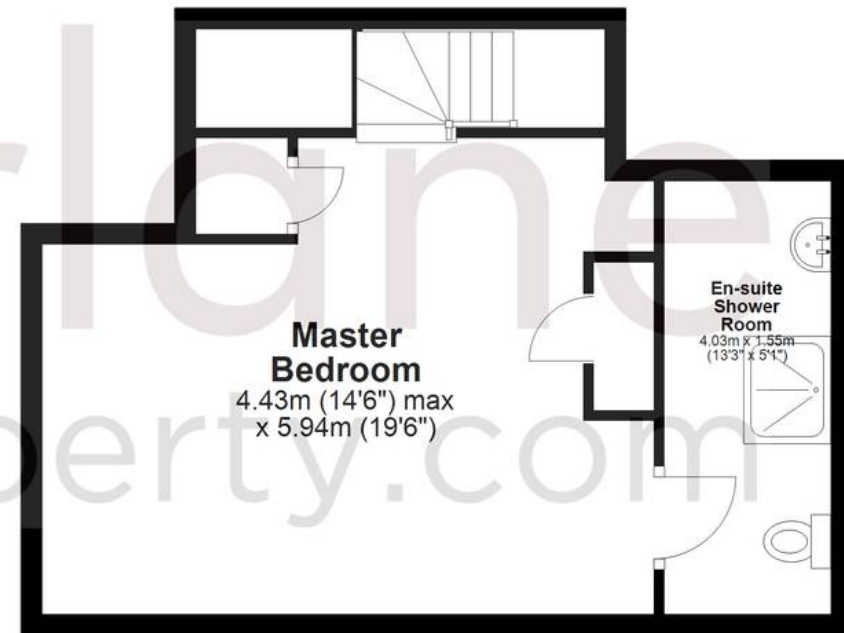
First Floor

Approx. 36.0 sq. metres (387.6 sq. feet)



Second Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 114.5 sq. metres (1232.1 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.