



**Reeds - SN6 6JF**  
Cricklade

Guide Price **£425,000**

**mcfarlane**  
property.com

# Reeds

## Cricklade Wiltshire

A beautifully presented three-bedroom Cotswold-stone detached home, positioned within one of Cricklade's most sought-after cul-de-sac settings. Located on the edge of the town, the property enjoys a peaceful and desirable position while remaining within walking distance of Cricklade's bustling High Street and its range of local amenities.

- Beautifully Presented Three-Bedroom Cotswold-Stone Detached Home
- Ideal for First-Time Buyers, Young Families or Downsizers
- Generous Plot with Detached Garage
- Highly Sought-After Cul-de-Sac on the Edge of Cricklade
- Within Walking Distance of the Town Centre, Nursery and Schools
- Nearby access to the National Cycle Route towards the Cotswold Water Park
- Recently Renovated Kitchen and New Flooring Throughout
- Enclosed Rear Garden with Landscaped Borders



## 10 Reeds

### 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: D

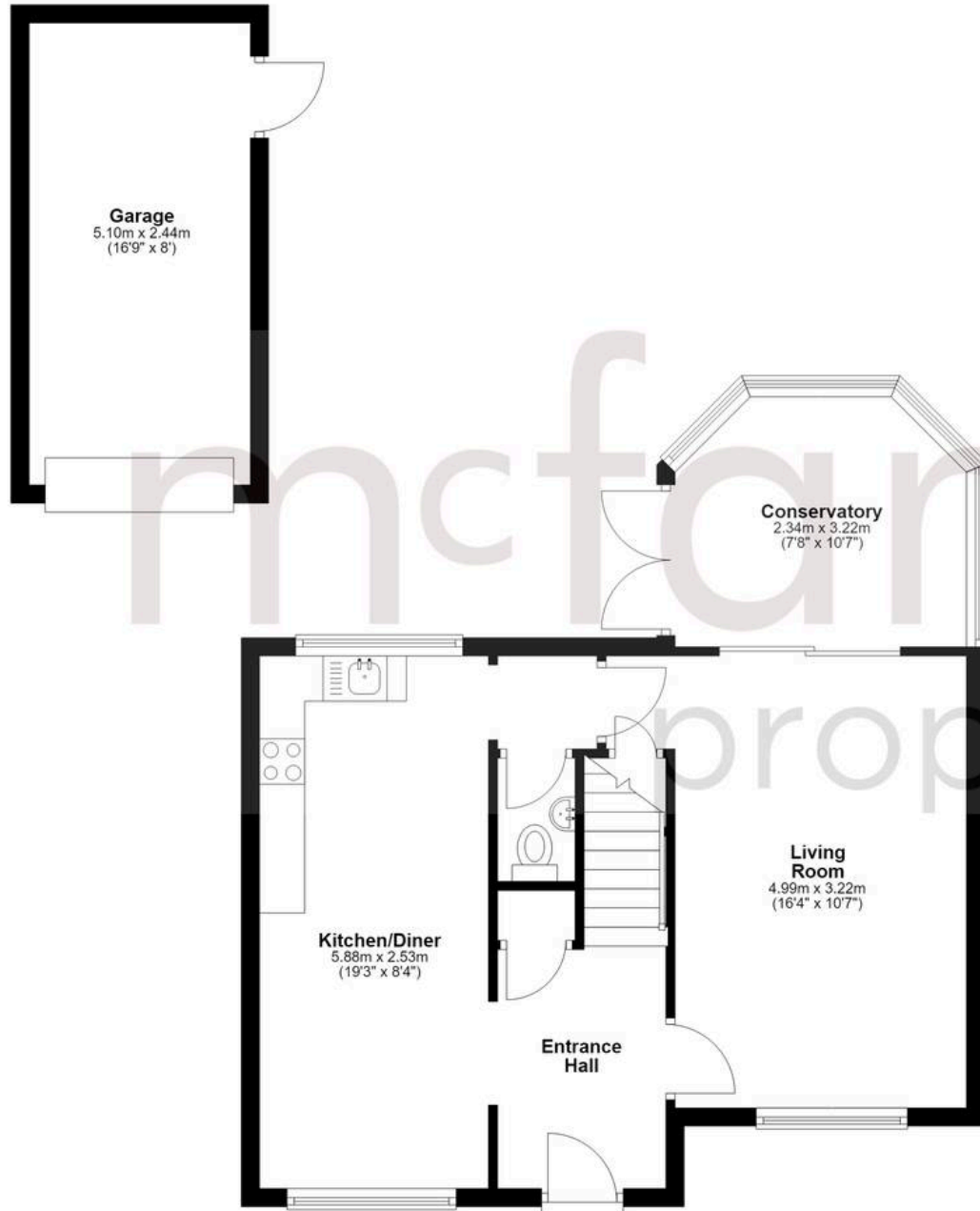
EPC Environmental Impact Rating: D

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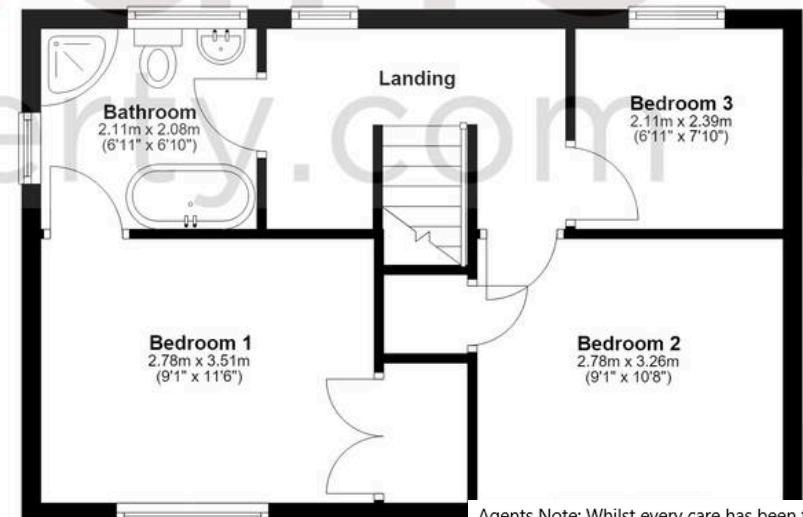
## Ground Floor

Approx. 51.5 sq. metres (554.2 sq. feet)  
(excluding Garage)



## First Floor

Approx. 39.1 sq. metres (420.9 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.

Total area: approx. 90.6 sq. metres (975.0 sq. feet)