



26 Hallsfield, Swindon, Wiltshire.



Directions

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

Summary

A well presented, extended, three bedroom home in a quiet residential setting on the edge of Cricklade, offering more space than first appearances suggest. The ground floor includes a generous living room, kitchen/breakfast room, additional dining/reception space and conservatory, while outside there is driveway parking, and an enclosed rear garden. A great position for the Thames Path, North Meadow, local leisure facilities and the town centre.



Step inside

The entrance porch provides a practical first impression, with a useful storage cupboard before opening into the main living room. This is a generous space, comfortably arranged for everyday family life, with stairs rising to the first floor and an easy flow through to the kitchen/breakfast room.



The kitchen is fitted with a good range of storage and workspace, with room for the usual appliances and a breakfast area beyond. This is where this style of home would traditionally stop, but here the accommodation has been extended to create a valuable additional reception space, currently used as a dining area. It adds flexibility, giving buyers that extra bit of breathing room for family life, entertaining, working from home or simply spreading out. From here, the conservatory provides a useful connection to the garden and gives another adaptable space, whether used for boots, coats, pets, plants or a sunny spot to sit with a coffee.

Upstairs, there are three bedrooms, two of which benefit from built-in wardrobes. The bathroom has been updated with an attractive modern suite, giving the first floor a clean and practical finish.



Step outside

To the front, the property offers driveway parking for two vehicles, with additional off-road parking for two further cars, a real advantage in a residential setting.

The rear garden is enclosed and arranged with a lawn, paved path and a decked seating area, creating a manageable outside space that works well for children, pets, summer seating or easy day-to-day use. There is also gated rear access, adding to the practicality.

Area insight

Hallsfield is a quiet residential area on the edge of Cricklade, well placed for access to the town and the surrounding countryside. Cricklade has a proper local feel, with a range of everyday amenities, independent shops, cafés, pubs, schools and community facilities.

The location is particularly convenient for the Thames Path, North Meadow and the leisure centre, making it a great fit for those who like having green space and local walks close by. The rest of the town is within easy reach, while Cirencester, Swindon and the wider road network are all accessible for commuting and day-to-day travel.

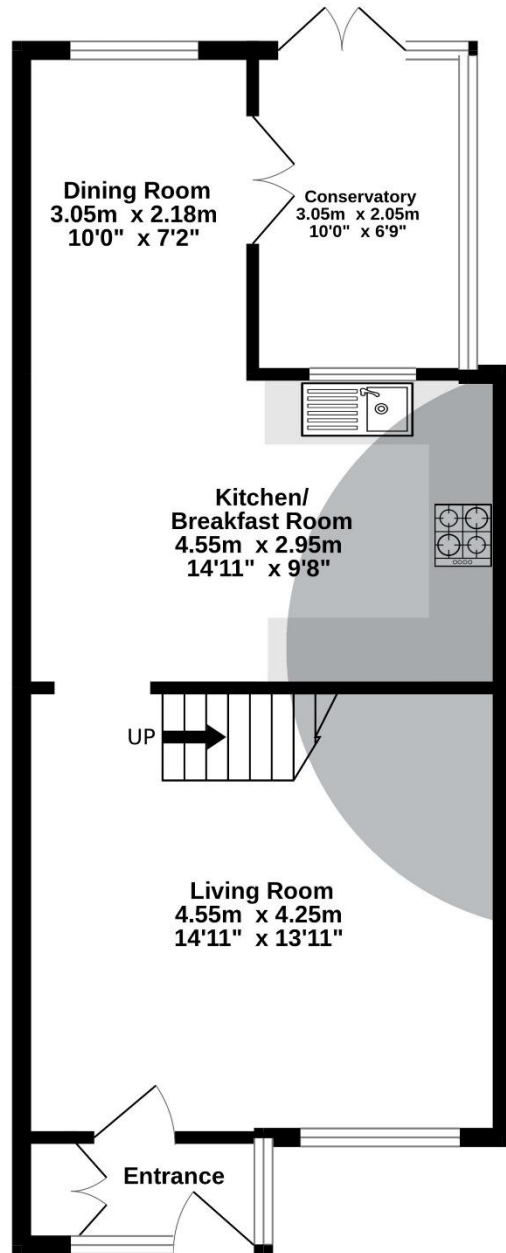
Additional services

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



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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1ST FLOOR

