



Christian  
Benjamin  
PROPERTY



Bailiffs Piece, Cricklade, Wiltshire.

£235,000 Freehold



## 6 Bailiffs Piece, Cricklade, Wiltshire.

### Directions

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

### Summary

A three-bedroom home tucked away in a quiet position in Cricklade, with open green space and the Thames Path directly to the front. Offering a practical layout with living room, kitchen/dining room and three bedrooms, alongside a private gated garden, garage and nearby parking. Requiring some updating, this is a fantastic opportunity to create a home in a setting that's hard to replicate.

### Step inside

Step into a home that offers a really practical layout from the outset. The living room sits to the front, creating a comfortable space to unwind, while the kitchen/dining room spans the rear — connecting directly out to the garden and offering plenty of scope to enhance over time.

Upstairs, three bedrooms provide flexibility whether you need space for family, guests or working from home, all served by a central family bathroom. It's a home that's ready to live in, but with clear potential to improve — giving you the chance to put your own stamp on things and add value as you go.

### Step outside

To the rear, the garden is gated and private, offering a blank canvas to shape into something special — whether that's a low-maintenance courtyard or a greener, more landscaped space. With garage and parking nearby, as well as plenty more available parking just to the side of the house, the practical boxes are ticked, while the position itself keeps things peaceful and tucked away from passing traffic.

### Area insight

Positioned in a quiet part of Cricklade, this home enjoys something that's hard to replicate — direct access to the Thames Path and open countryside just beyond your garden. Whether it's dog walks, weekend strolls or simply a bit more breathing room, the setting here really sets it apart. Cricklade itself offers a strong sense of community with local shops, pubs and amenities close by, while also being well placed for routes towards Cirencester, Swindon and beyond.

### Viewing

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

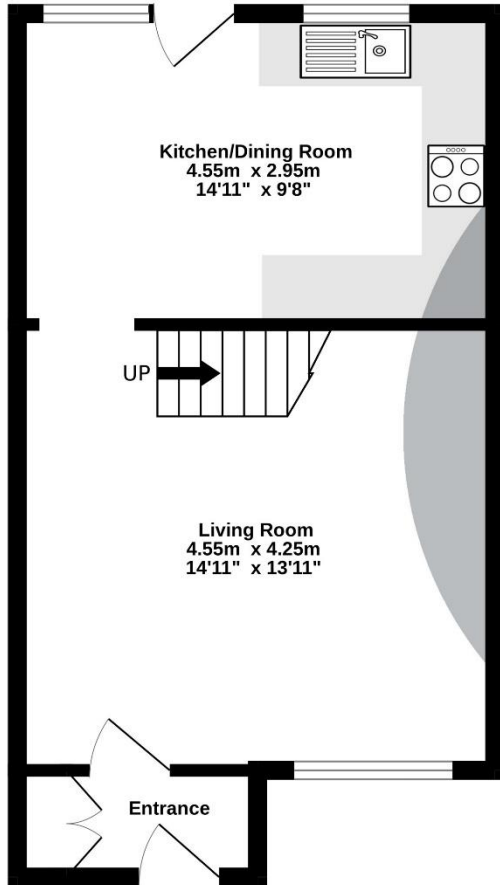
### Additional services

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.

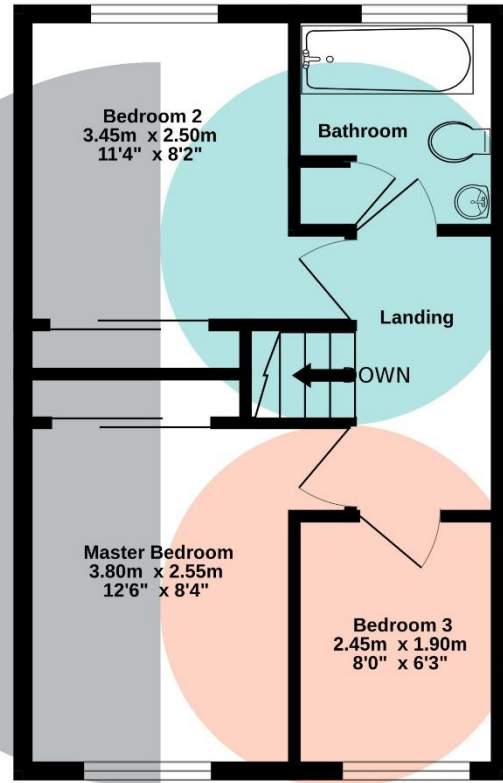
### Agents Note

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.

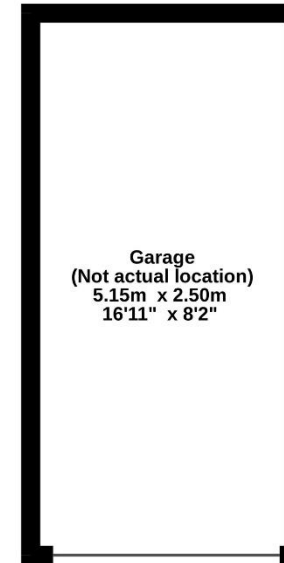
GROUND FLOOR



1ST FLOOR



GARAGE



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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