



Calcutt Street, Cricklade, Wiltshire.

£315,000 Freehold



## Melton House, 2 Calcutt Street, Cricklade, Swindon, Wiltshire.

### Directions

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

### Summary

A charming period cottage in the heart of Cricklade, blending character features with flexible living. Offering two double bedrooms plus a versatile loft room which is currently used as a third bedroom, alongside two reception rooms and a kitchen breakfast room. Outside, there's an enclosed garden, garage and off-street parking – a rare find so close to the High Street and local amenities.



### Step inside

A classic cottage feel from the outset, with a porch leading into a welcoming hallway. The sitting room is full of character, with exposed stonework and a wood burning stove creating a cosy focal point, while the separate dining room offers a second reception space – perfect for entertaining or family life, also with its own fireplace. To the rear, the kitchen/breakfast room is well arranged with plenty of storage and space to dine, opening directly out to the garden. Upstairs, there are two comfortable double bedrooms and a family bathroom. A real highlight is the loft room above – accessed via ladder and currently used as a bedroom and previously as a home office, giving that all-important extra space and flexibility.



### Step outside

The rear garden is enclosed and enjoys a mix of patio and lawn with established planting, creating a private and usable outdoor space. There's also a useful stone outbuilding with power and water – ideal for storage, a utility area, or hobbies. A particularly rare benefit for a central Cricklade home is the inclusion of off-street parking and a separate garage, accessed from the rear.



### Area insight

Positioned right in the heart of Cricklade, this is a true town centre setting just moments from the High Street. Cricklade is a historic Saxon town known for its strong community feel, independent shops, pubs and everyday amenities. There's easy access to Cirencester, Swindon and the wider Cotswolds, making it a great spot for both local living and commuting. Riverside walks and surrounding countryside are also close by, offering the perfect balance between town and country.

### Viewing

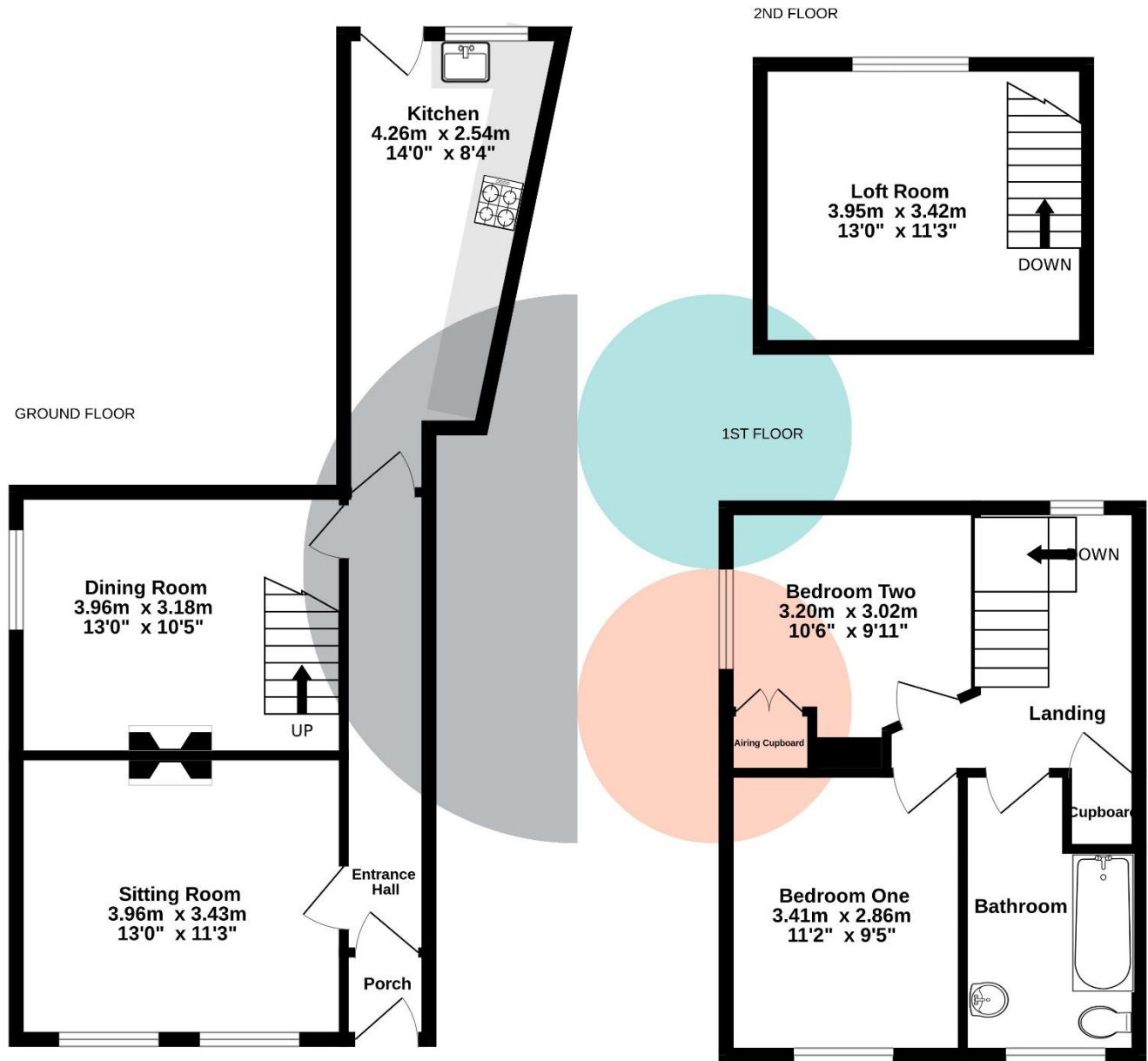
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### 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.



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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