



Christian
Benjamin
PROPERTY



Calcutt Street, Swindon, Wiltshire.

£340,000 Freehold



30 Calcutt Street, Cricklade, Wiltshire.

Directions

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

Summary

A fascinating three/four bedroom home just around the corner from Cricklade High Street, with a history that includes use as both a shop and bakery. The accommodation is arranged in an unusually flexible layout across two separate first-floor areas, while outside is an exceptionally large garden with outbuildings, an historic well and views towards the church. A home in need of updating, but with huge potential to create something really special, subject to any necessary permissions.

Step inside

There is something wonderfully individual about this house. It has clearly evolved over many years, and while the layout is unconventional, it also gives the next owner plenty to work with.

The house is entered through a porch, with a reception room immediately to the left overlooking Calcutt Street. Behind this is a second reception room, with a door opening directly into the garden and stairs rising to one part of the first floor.

An inner hall continues through the centre of the house, passing a useful ground-floor shower room before arriving at the kitchen/breakfast room. This is a good-sized space and, while now ready for modernisation, has the proportions to become a really practical heart of the home.

Beyond the kitchen is perhaps the surprise of the ground floor. A substantial dual-aspect reception room stretches across the rear of the property, providing a generous amount of further living space, with another staircase rising to the separate rear first-floor accommodation.

Upstairs, the front part of the house provides the main bedroom, currently divided to create an adjoining dressing room or fourth bedroom, together with built-in storage. There is a further bedroom and a bathroom on this level.

Completely separate from this, stairs from the large rear reception room lead to another landing and a particularly generous additional bedroom.

It is certainly not a conventional floorplan, but that is also where much of the opportunity lies. With imagination, modernisation and, where required, the relevant permissions, there is considerable scope to rethink how the spaces connect and create a very individual home.

Step outside

The garden is one of the standout features.

It extends a considerable distance behind the house before widening behind neighbouring plots, creating far more outside space than you might expect from the street. There are areas of lawn, established trees and hedging, former planting beds, patios and several useful outbuildings, together with an historic well.



The size and shape of the plot create plenty of possibilities for anyone with an eye for landscaping, gardening or a more ambitious project, subject of course to any necessary consents.

From the garden there are also lovely glimpses towards St Sampson's Church, a reminder of just how central the setting is despite the amount of space behind the house.

Parking is available on nearby streets.

Area insight

Calcutt Street sits right at the heart of historic Cricklade, with the High Street just around the corner and everyday life very much within walking distance. The town has a good range of independent shops, cafés, pubs and local services, together with schools and plenty of opportunities to enjoy the surrounding countryside.

Cricklade is particularly well placed between Cirencester and Swindon, with straightforward access to the A419 and wider road network. The Cotswold Lakes are also close by, offering miles of walking, watersports and leisure opportunities.

It is the sort of location where you can genuinely leave the car behind for day-to-day life, while still being well connected when you need to travel further afield.

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.



