



**Common Hill, Cricklade - SN6 6EZ**  
Wiltshire

In Excess of **£475,000**  
**mcfarlane**  
property.com

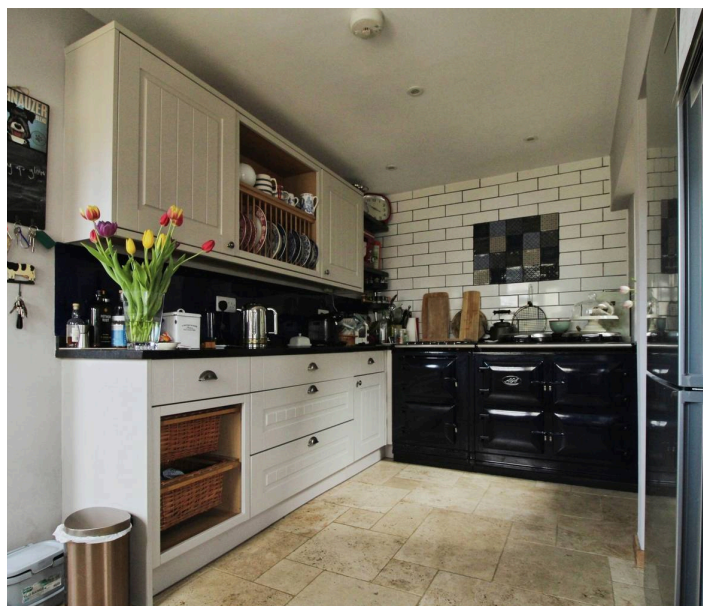
# Common Hill

## Cricklade Wiltshire

- STUNNING FOUR Bedroom Home
- Versatile Accommodation over THREE Floors
- Ground Floor Wet Room and Bedroom
- Four / Five Bedroom Home
- Four Bathrooms
- Feature Full Height Gable End Window (Second Floor)
- Stylish well Appointed Family Accommodation
- Generous, Mature and Well Stocked Rear Gardens.
- Driveway Frontage and Parking for Multiple Cars.

A stunningly upgraded and extended home in the sought after area of Common Hill in Cricklade. The level of finish and consideration with the upgrading of this property we feel is done to a very high standard. The property has been sympathetically extended on all floors with versatile and stylish family orientated accommodation.

There are many rooms of particular note, this includes a stylish Kitchen with triple aga and vaulted ceilings that leads to the bright and airy dining room. There is also a fabulous second floor Bedroom with a full height gable end window with views to the rear and beyond. This room also offers a study / office space together with En-Suite Bathroom, this we feel would make an ideal teenagers retreat.



## Common Hill

### 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: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

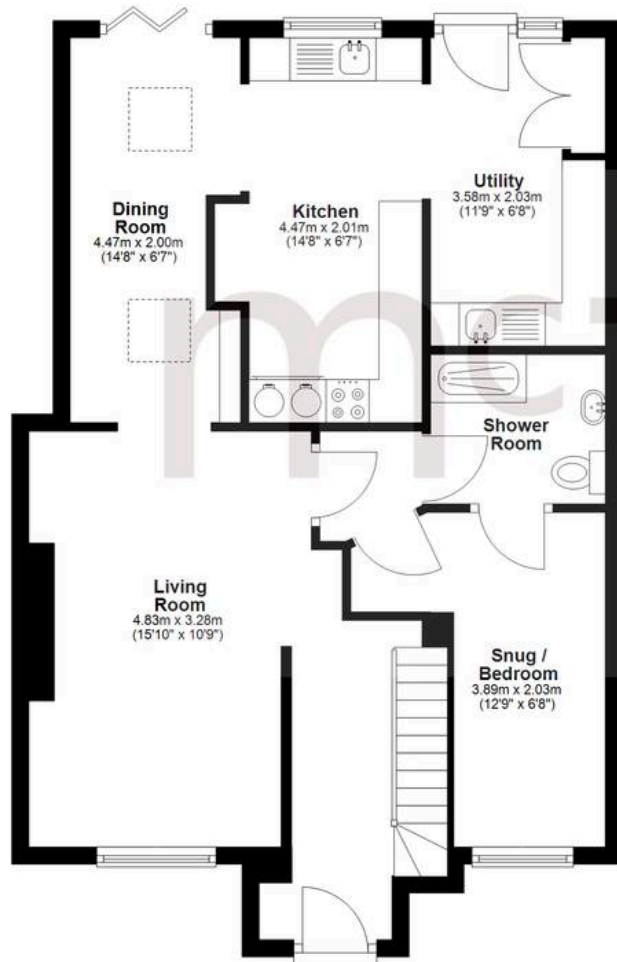
EPC Environmental Impact Rating: D



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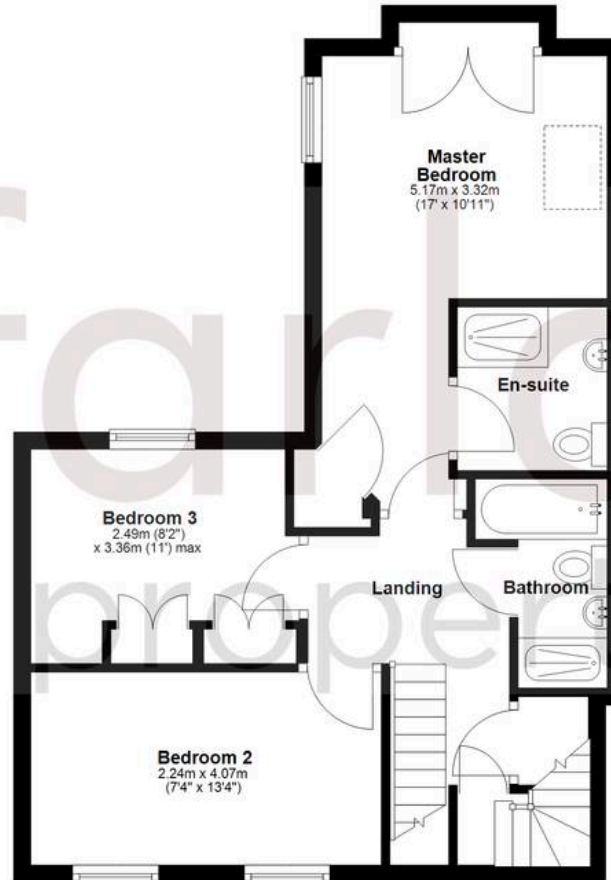
### Ground Floor

Approx. 64.4 sq. metres (693.5 sq. feet)



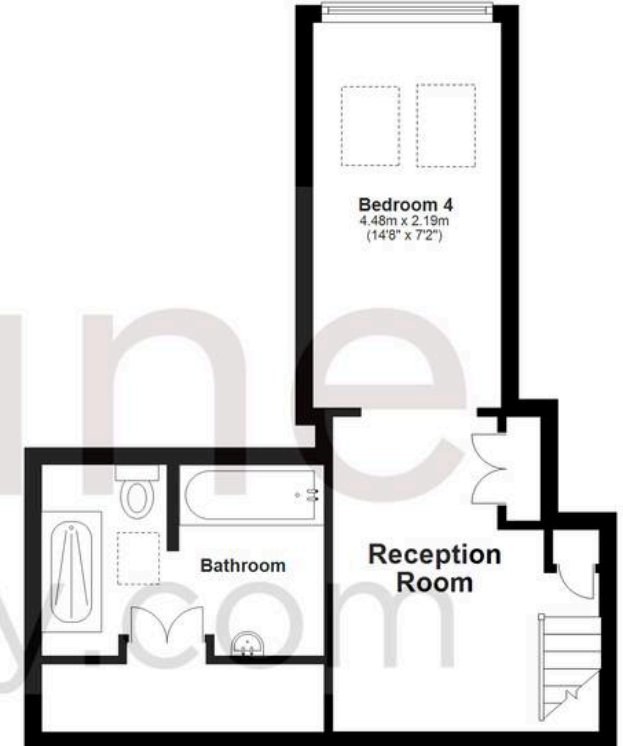
### First Floor

Approx. 48.3 sq. metres (519.8 sq. feet)



### Second Floor

Approx. 30.9 sq. metres (333.0 sq. feet)



Total area: approx. 143.7 sq. metres (1546.3 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.