







## Aethelmar House, Abingdon Court Lane, Cricklade, Wiltshire.

### **DIRECTIONS**

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

### **SUMMARY**

Substantial, detached home with five bedrooms and four reception areas, in an enviable position on a no through lane but just moments from the High Street of this popular town and the amenities it has to offer. Further benefits include parking, double garage, and attractive gardens. Offered for sale with no onward chain.

### **PROPERTY**

The property is accessed from the storm porch into the entrance hall with access to the home office and downstairs cloakroom with wc and wash hand basin. It leads through to the inner hall with stairs rising to the first floor and storage cupboard below. A door leads through to the large, dual aspect living room with feature fireplace. There are double doors through to the dining room. Further double doors lead out from here to the conservatory which offers further reception space and a lovely place to enjoy the attractive rear garden. The kitchen/breakfast room is a spacious, dual aspect room, with a range of storage, breakfast bar, built in appliances including an AGA. A useful utility room offers further storage and appliance space as well as a stable door leading out to the gardens. The first floor has a galleried landing with access to all of the principle rooms. The master bedroom suite benefits from a large walk in wardrobe, ensuite with separate corner bath, shower cubicle, wc, and wash hand basin, whilst the exceptionally large dual aspect bedroom with rural views.

The second bedroom benefits from built in storage as well as another ensuite with shower cubicle, wc, and wash hand basin. There are three further good size bedrooms, two of which benefit from built in storage. The property is completed by the family bathroom with suite comprising bath with shower over, wc, and wash hand basin.

### **GARDENS**

The property sits on a generous plot with driveway parking leading to the double garage with electric garage doors, light, and power. There are gated paths that provide access all around the property and two separate areas of private secure garden. To one side is a large area of lawn with mature shrub, tree, and hedge borders. To the other side is a garden with areas of patio, lawn, and attractive planted borders.

### **LOCATION**

The property occupies an enviable position. It is located on a no through lane in an elevated position on the Thames Path with all of the benefits that this rural position provides. In contrast, it is just moments from the High Street of this popular town and therefore able to take full advantage of its many amenities. Cricklade is a popular town with excellent transport links.

### **VIEWING**

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

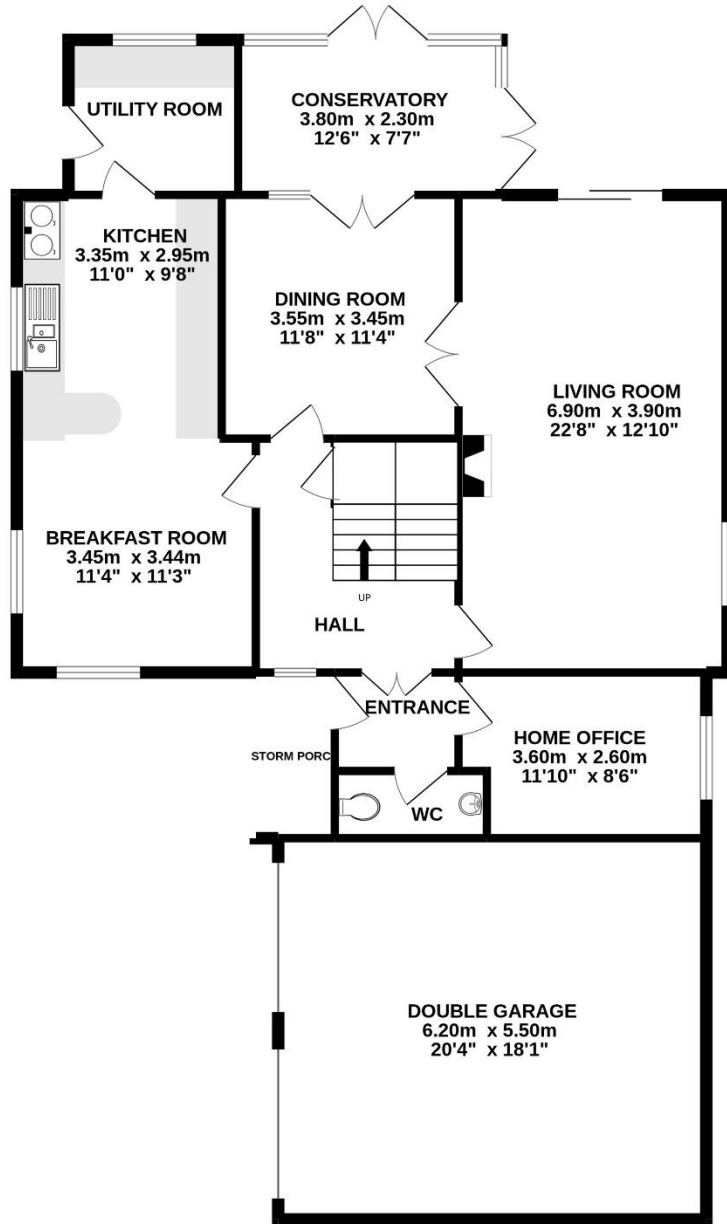
### **MORTGAGE**

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

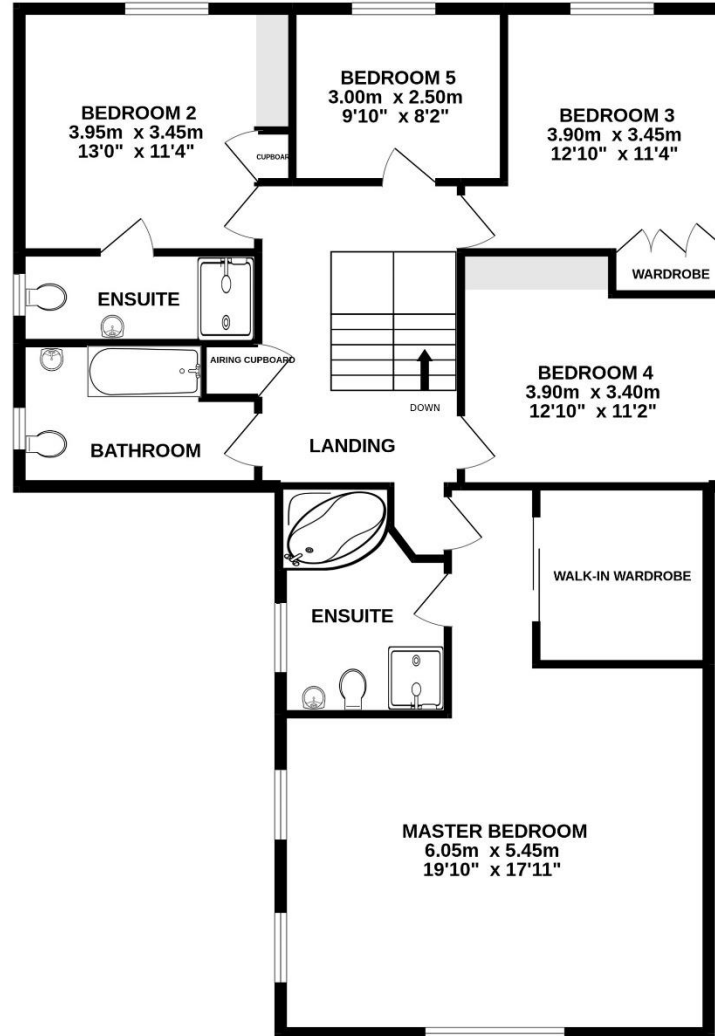
### **AGENTS NOTE**

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



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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