





The Leaze, Cricklade, Wiltshire.

DIRECTIONS

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

SUMMARY

Tucked away in a quiet position, but remaining convenient for the many amenities of this popular town, is this substantial detached period home with attractive gardens, parking and garage. The spacious accommodation is truly surprising and includes four double bedrooms, bathroom and shower room, four reception rooms, kitchen, utility and downstairs cloakroom.

PROPERTY

This substantial property is accessed via a welcoming entrance hall with stairs leading to the first floor, storage cupboard, and wc with wash hand basin. Straight ahead is the large living room which would have originally been two separate rooms and so now benefits from two box bay windows and a door leading out to the garden, and two feature fireplaces. There is a large L shaped dining room which has bifold doors which also lead out to the garden. A door leads into the useful study which could be a fifth bedroom if required. To the left of the hall is a breakfast room which leads into the large kitchen which is well equipped with a range of storage and appliance space. The ground floor is completed by the utility room which has further storage and appliance space as needed. The first floor landing provides access to the four double bedrooms which all benefit from built in wardrobes, as well as the bathroom and recently re-fitted shower room.

GARDENS

The property sits on a generous plot with a driveway providing plentiful parking and access to the garage. There is gated access into the large, enclosed rear garden which is mainly laid to lawn with areas of patio and mature planting.

LOCATION

The property is tucked away in a quiet enclave but remains superbly positioned for easy access to the High Street of this popular town and the amenities it has to offer. There is good road access with the A419/7 providing a link to both the M4 & M5 motorways whilst nearby Swindon or Kemble offer railway access.

VIEWING

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

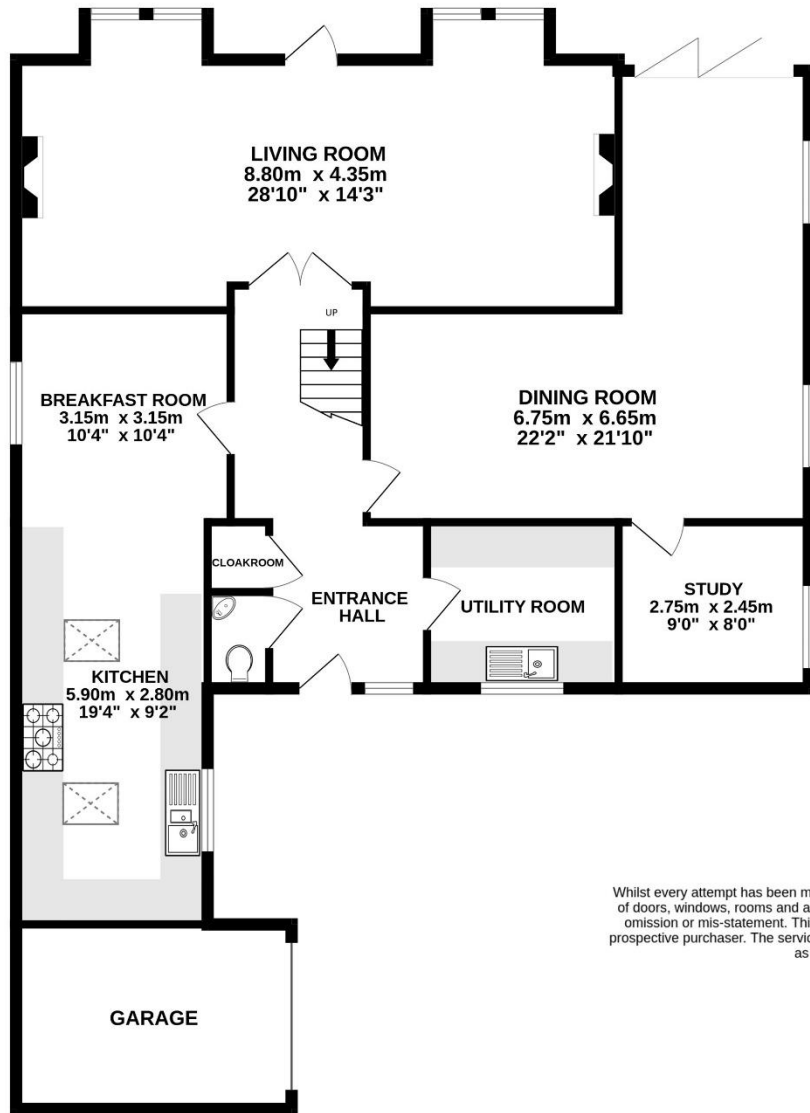
MORTGAGE

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

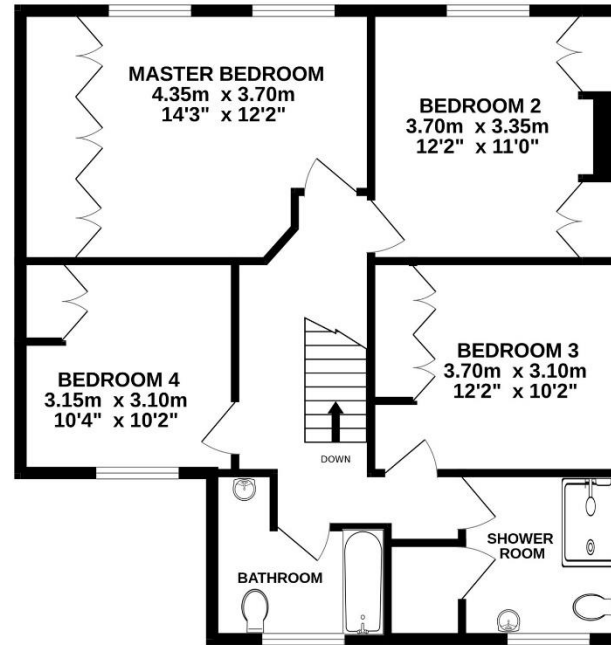
AGENTS NOTE

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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