



Period Feature Cottage

Water Eaton, Nr Cricklade, Wiltshire, SN6 6JS

Offers in Excess of £475,000

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Period Cottage within 0.36 Acres Water Eaton, Cricklade, Wiltshire

- Grade II Listed Cottage
- Period Features and Charm
- Planning Permission for Double Garage & Accommodation

A Period Attached Grade II Listed Cottage in the Rural Setting of Water Eaton near Cricklade. This stunning property with many original period features, offers expansive living accommodation over three floors with a mature plot (approximately 0.36acre) and gardens with an above ground pool, pond, plus Scandinavian Grill Cabin (Hobbits House). The property has been updated, extended, and greatly improved. A summary consists of: Entrance Porch, Living Room, Kitchen Breakfast with Utility Area, Cloakroom, Vaulted Family Room. First Floor Master Bedroom with new En-suite, Second Bedroom and Family Bathroom. Second Floor with Guest Bedroom and Separate Bathroom. Driveway, Parking and Front Gardens plus Lapsed Planning Permission for A Detached Double Garage. Sole Agents McFarlane Cricklade 01793 751 044 call Tim Stanley or Craig Norris for Details.

Planning Permission: PL/2021/08029
Erection of new garage. At: 2 Seven Bridges Cottage,
Water Eaton, Erection of new Garage.SN6 6JS



Water Eaton Nr Cricklade SN6

Lies just outside the former market town of Cricklade Wiltshire. This postcode in Water Eaton is in the Southwest region of England. The postcode is within the Cricklade & Latton ward / electoral division, which is in the constituency of North Wiltshire. The larger neighbouring town of Cirencester & Swindon are accessible via the neighbouring A419 with additional links to national motorway networks including M4 & M5. Central Swindon offers mainline train services approximately 7.5 miles.

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Agents Note:

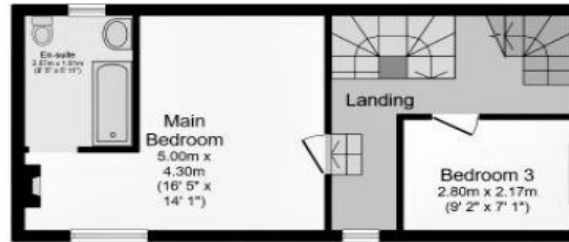
Please note: Some images are seasonal and may not be seasonally correct.





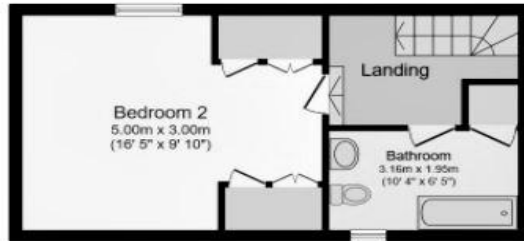
Ground Floor

Floor area 59.0 sq.m. (635 sq.ft.) approx



First Floor

Floor area 38.2 sq.m. (411 sq.ft.) approx



Second Floor

Floor area 34.7 sq.m. (373 sq.ft.) approx

Total floor area 131.9 sq.m. (1,420 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Cricklade.

102 High Street
Cricklade SN6 6AA

☎ 01793 751044

Marlborough.

106 High Street
Marlborough SN8 1LT

☎ 01672 514380

Old Town.

28-30 Wood Street
Swindon SN1 4AB

☎ 01793 296880

Swindon.

The Village Centre,
Redhouse SN25 2FW

☎ 01793 296600

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We would be delighted to show you around this property.

**Because every home
needs a personal touch.**

**If you would like to view this
property then please get in touch.**

☎ 01793 751044

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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