



Extended & Improved Period Town-House

High Street, Cricklade, Swindon, SN6 6AP

Guide Price £600,000

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Stunning Period Townhouse High Street Cricklade.

- Modernised & Updated Town House
- Four Bedroom Period Home
- Signature Kitchen & Master Bedroom

A stunning updated period town house positioned in Cricklade high street. The property has been extended, improved and altered with a signature fitted kitchen and dining room with Bifold doors to the rear gardens. The property retains many original features including exposed timbers and stone fireplaces. There is a master bedroom 7.5M X 4.35M with triple windows to the rear gardens and views to the church. The brief summary comprises entrance lobby, living room, inner lobby, kitchen / breakfast / family room, utility room. first floor with three bedrooms & family bathrooms. second floor master bedroom with WC. Extensive mature gardens and patio seating area. Parking is via the adjacent Town Hall.



Property description

ENTRANCE PORCH

Hardwood painted front door with frosted glazed panel inserts. Exposed stone wall and timbers, double internal doors open into:

LIVING ROOM & FAMILY AREA

29' 0" x 14' 11" (8.85m x 4.55m) Feature room with two sash windows with secondary double glazing to the front elevation. Exposed treated ceiling timbers, and feature fireplace including inglenook with inset wood burner and flagstone style hearth. Additional fireplace with exposed natural stone breast with raised hearth. Three period feature wall mounted radiators. Engineered oak flooring with door to:

INNER LOBBY AREA

Access to the stairwell, wall mounted upright feature radiator. Recess shelving and storage. Laminate flooring and ceiling light with built in cupboard containing water softener.

UTILITY / BOOT ROOM

12' 1" x 7' 8" (3.70m x 2.35m) uPVC double glazed door to the rear elevation, quarry tiled flooring. Square edge worksurfaces with inset stainless-steel sink. Plumbing for automatic washing machine and additional white goods if required. Wall mounted radiator.

CLOAKROOM

Contemporary suite with a modern feel,



low level flush WC with additional wash hand basin. Subway feature tiled walls.

KITCHEN / DINING ROOM

18' 6" x 16' 4" (5.65m x 5.00m) Specifically designed signature room with panoramic Bifold doors to the rear elevation & two feature Velux skylights. Square edge work surfacing with a range of wall mounted base and drawer space units. Island style unit with five ring gas hob and ceiling mounted extractor fan over. Built in double oven with fitted units to including dishwasher and space for fridge. Porcelain tiled flooring with underfloor heating.



FIRST FLOOR LANDING

Carpeted stairwell to the first floor with recess shelf and alcove book shelving. Access to the following rooms:

BEDROOM TWO

13' 11" x 10' 7" (4.25m x 3.25m) Secondary double glazed sash window to the front elevation and wall mounted radiator.

BEDROOM THREE

15' 7" x 9' 6" (4.75m Average x 2.90m) Two uPVC double glazed windows to the rear elevation, wall mounted radiator and over stairs bulkhead recess storage.

BEDROOM FOUR / STUDY

12' 1" x 11' 11" (3.70m x 3.65m) Secondary double glazed sash window to the front elevation. Exposed timber floorboards, wall mounted radiator.



FAMILY BATHROOM

8' 6" x 8' 6" (2.60m x 2.60m) Comprehensive suite with, panelled bath and separate double shower cubicle. Vanity wash hand basin, dual flush WC. Wall mounted heated towel rail, tiled flooring and fully tiled walls.

INNER LOBBY AREA

Recess storage area with access to the stairwell to the second floor and Master Bedroom Suite.

MASTER BEDROOM

24' 9" x 14' 3" (7.55m x 4.35m) Expansive feature bedroom with Three full width windows overlooking the rear garden and Church. Exposed A Frame roof timbers with into eave storage units. Two wall mounted radiators. Walk in dressing area.

SEPERATE WC

Subway style part tiled walling, corner positioned wash hand basin. Dual flush WC and tiled flooring with wall mounted heated towel rail. Laminate flooring.

REAR GARDENS

Extensive mature rear gardens that run parallel to the church and its surrounding grounds. There is a patio that leads directly from the Bifold doors from the Kitchen. There is a raised mature lawn that runs the full length of the rear, this comprises of mature lawn and herbaceous borders with mature shrubs and several mature fruit trees.

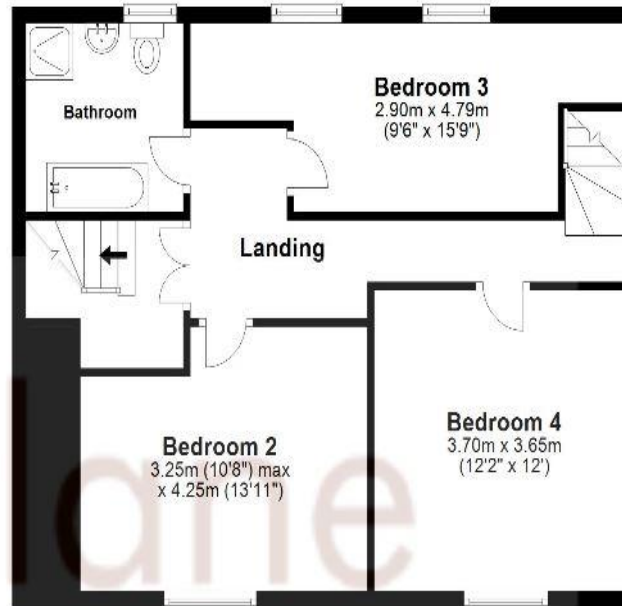
AGENTS NOTE

Our clients park their vehicles in the adjacent Town Hall, this has taken place as long as they have lived here.



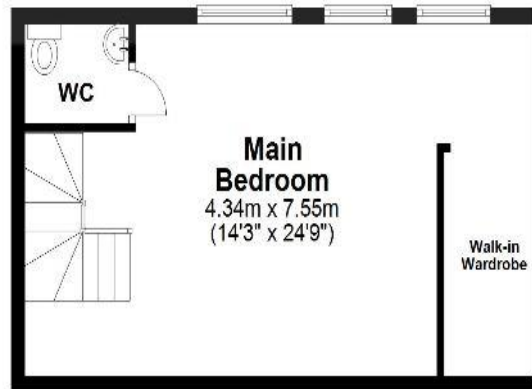
First Floor

Approx. 70.3 sq. metres (756.5 sq. feet)



Second Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



Ground Floor

Approx. 91.1 sq. metres (980.1 sq. feet)



Total area: approx. 193.7 sq. metres (2085.0 sq. feet)

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We would be delighted to show you around this property.

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

Tim Stanley
Sales Manager, Cricklade



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