



Grade II Listed Town House

High Street, Cricklade, Swindon, SN6

Offers in Excess Of £575,000

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## 4 Bedrooms Town House

Cricklade Wiltshire SN6

- Grade II Listed Town House
- Stunning Mature Gardens
- Drawing Room 8M x 4.6M

A stunning grade II listed stone built townhouse positioned in the high street Cricklade. This deceptive property boasts favourable accommodation over three floors and a summary comprises: Entrance Hallway, Drawing Room (8M x 4.6M), Kitchen / Breakfast Room, Utility, Boiler Room, Cloakroom and Garden Room. To the First Floor Master Bedroom with En-Suite Shower. Two Further Bedrooms and Family Bathroom. To the Second Floor is a Guest / Bedroom 2 with Views to the Rear. Externally there are Mature Tended Gardens with Numerous Secluded Seating Areas. There is also Rear Vehicle Access and a Garage.





## CRICKLADE SUMMARY

Positioned in the sought-after former market town of Cricklade noted as the first town on the Thames. Dating back to Saxon times this delightful town boasts a thriving local community with a number of independent local businesses that include family run local butchers, hairdressers, Café / bistros plus newsagents. There is also a Dentist, Optician and Doctors Surgery, plus transport links to neighbouring M4 & M5 and Mainline Station at Swindon. Then there are the Fritillaries in North Meadow that are world renowned and market as a SSSI that bloom annually.





## PROPERTY DESCRIPTION

Brooks Cottage is a stone-built grade II listed period townhouse that was believed to once be used as the local fire station. This home is deceptive from a first impression, the property is so much bigger than you would expect. This home boasts over 1500 sq ft internally with extensive mature gardens and vehicle access to the rear with parking. This home has been with the same family for many years, it has been altered and updated to facilitate modern family living over three floors. The summary comprises: Entrance Hall that leads into a spacious Drawing Room, this leads through into a family orientated Kitchen Breakfast Room with space for a substantial table. Steps lead up to a Utility Room. Leading off from this is the Garden Room with access to the rear gardens and side / high street. To the first floor there is a substantial landing with access to Three Bedrooms and a Family Bathroom. The Master Bedroom benefits from a dual aspect and modern Ensuite Shower Room. To the Second Floor there is a Double Bedroom with Views to the Rear. Externally there are delightful tended mature gardens with a number of seating area. There is a Garage & rear vehicle access. The owner has also constructed a timber workshop with power at the bottom of the garden.





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**LIVE**







Total area: approx. 146.9 sq. metres (1581.5 sq. feet)

We  where you LIVE

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because we love where we live.

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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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