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## 2 Bedroom Detached Cottage

The Forty, Cricklade, Swindon, SN6 6HR

Offers in Excess of £400,000

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## Stone Cottage + Gardens

Former Market Town of Cricklade

- 
- Detached Period Cottage
  - Generous Plot with Gardens & Parking
  - Potential for Extension (Subject to Planning)
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A delightful and well-presented two bedroom detached cottage in the former market town of Cricklade. The generous gardens offer mature grounds to two elevations with the option of alteration and extension (subject to planning permission.) The cottage offers flexible and well-appointed accommodation including:

Entrance Porch, Living / Family Room (7.9M x 3.3M) Conservatory (5M x 2.95M), Kitchen Breakfast Room (4.3M x 3.3M) Cloakroom. Two Bedrooms and Family Bathroom. Gardens to side and rear. UPVC Double Glazing throughout and Gas Fired Central Heating.

OFF ROAD PARKING FOR MULTIPLE CARS.

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## Former Market Town of Cricklade

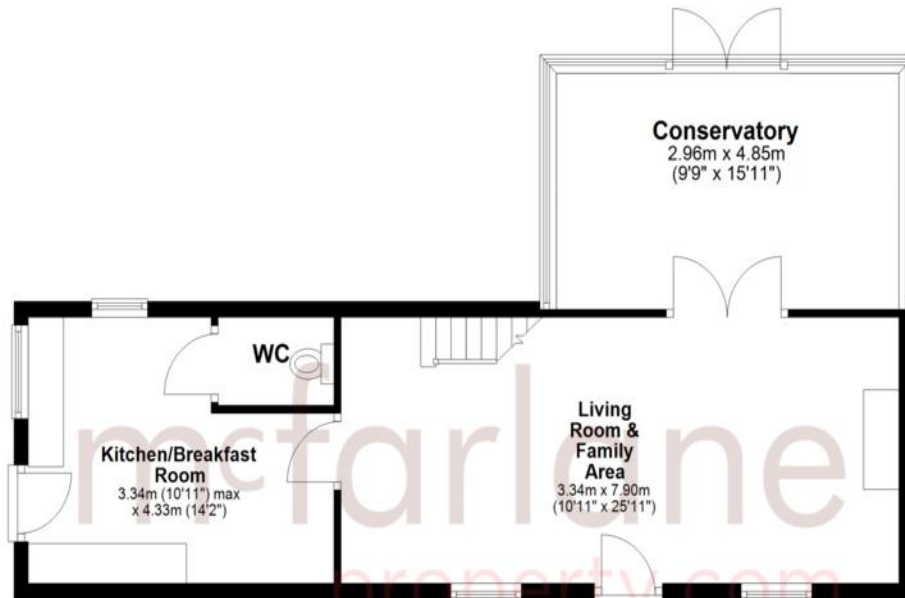
The former market town of Cricklade boasts a thriving community and bustling high street. Cricklade is ideally situated between the neighbouring larger market towns of Cirencester and Swindon and accessed via the A417. Cricklade is also known as being the first town on the Thames and dates to Saxon times as a settlement. The North meadow is a NNR (National Nature Reserve) & SSSI (Site of Special Scientific Interest) of with the water meadow and the snake headed fritillaries that bloom annually.



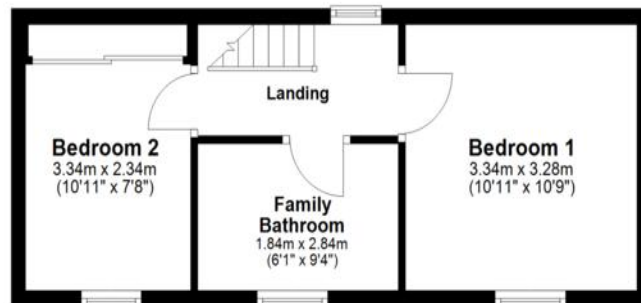
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**Ground Floor**  
Approx. 55.5 sq. metres (597.7 sq. feet)



**First Floor**  
Approx. 28.9 sq. metres (311.3 sq. feet)



Total area: approx. 84.4 sq. metres (909.0 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.**

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

 01793 751044

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**Marlborough.**  
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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

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