



**Hitchings, Cricklade – SN6 6NJ**  
Swindon

Guide Price **£575,000**

**mcfarlane**  
property.com



# Hitchings

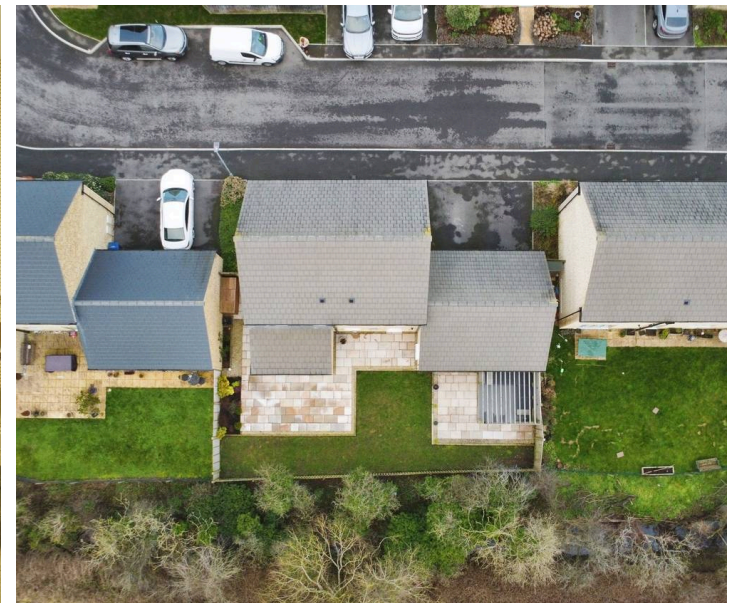
Cricklade, Swindon

- Sought After Village Location
- FOUR Bedrooms
- DOUBLE Garage
- Generous Kitchen / Dining Room
- Ideal Family Home

A well proportioned and situated FOUR Bedroom detached home built in 2020 by Green Square Homes. Ideally positioned on the edge of this smaller development with a south westerly rear elevation.

This lovely family home offers family accommodation over two floors with a bright and airy feel and light neutral decor throughout. A summary of accommodation briefly comprises:

Entrance Hallway, Cloakroom, Study, Living Room, Kitchen Breakfast Room + Utility. The First Floor Offers FOUR Generous Bedrooms with two Bathrooms that incorporates an En-Suite Shower Room to the Master and Family Bathroom.





## Hitchings

Cricklade, Swindon

Cricklade is a historic former market town in North Wiltshire and Ideally placed for the neighbouring A419. Cricklade is also known as the first town on the Thames and boasts a bustling high street with a variety of amenities. The nationally renowned North Water Meadow is close by with the snake headed fritillaries that bloom annually. This has been classified as a SSSI & NNR (Site of Special Scientific Interest & National Nature reserve).

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



mcfarlane  
property.com

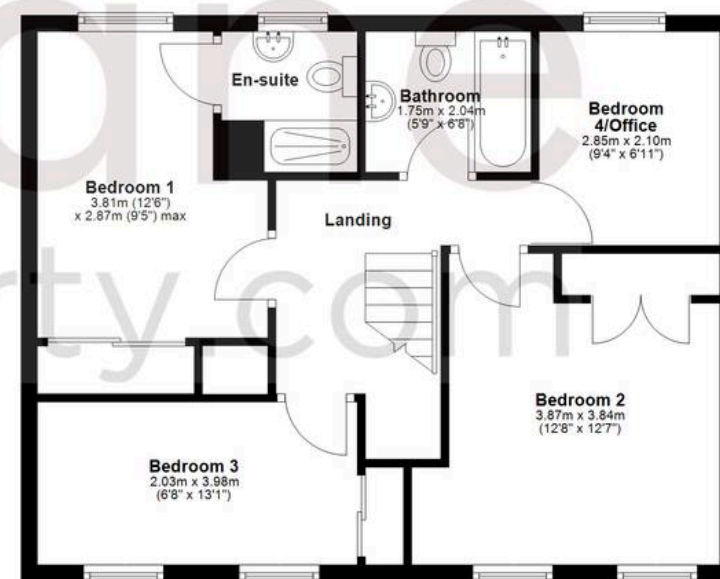
## Ground Floor

Approx. 65.1 sq. metres (700.6 sq. feet)



## First Floor

Approx. 55.9 sq. metres (601.8 sq. feet)



Total area: approx. 121.0 sq. metres (1302.4 sq. feet)

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