



Church Farm Road, Latton – SN6 6FQ
Wiltshire

Guide Price **£430,000**
mcfarlane
property.com

Church Farm Road

Latton, Wiltshire

- Stylish Bespoke Farm Yard Style Development In Latton
- TWO Double Bedroom Property
- Expansive Enclosed Rear Garden
- Rural Aspect
- Separate Garden Office
- Sought After Village Position

A rare opportunity to purchase a bespoke TWO Bedroom feature home in Latton close to Cricklade.

This property is positioned within this small bespoke development comprising of seven properties built and completed in 2019.

Contact McFarlane, Cricklade on 01793 751 044.



Church Farm Road

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Latton is a smaller village and civil parish in Wiltshire and some 1.5 miles (2.4 km) north of Cricklade, 2.4 miles to the Cotswold Waterparks and with proximity of neighbouring Gloucestershire. The village is bypassed by the A419 with ease of access to the larger towns of Cirencester (7.4 miles) and Swindon.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

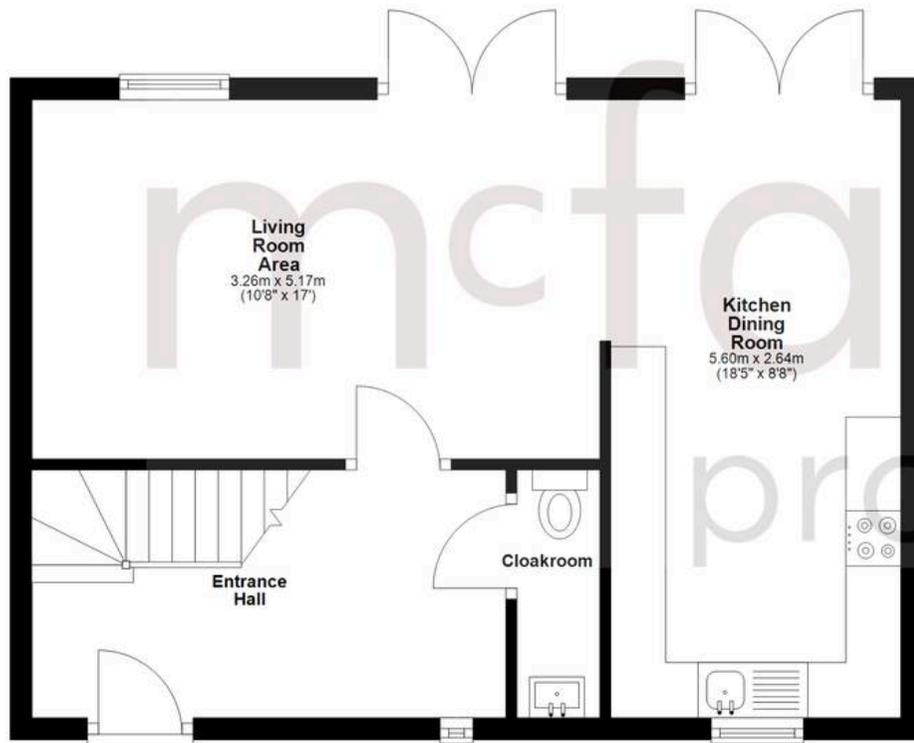
EPC Environmental Impact Rating: B



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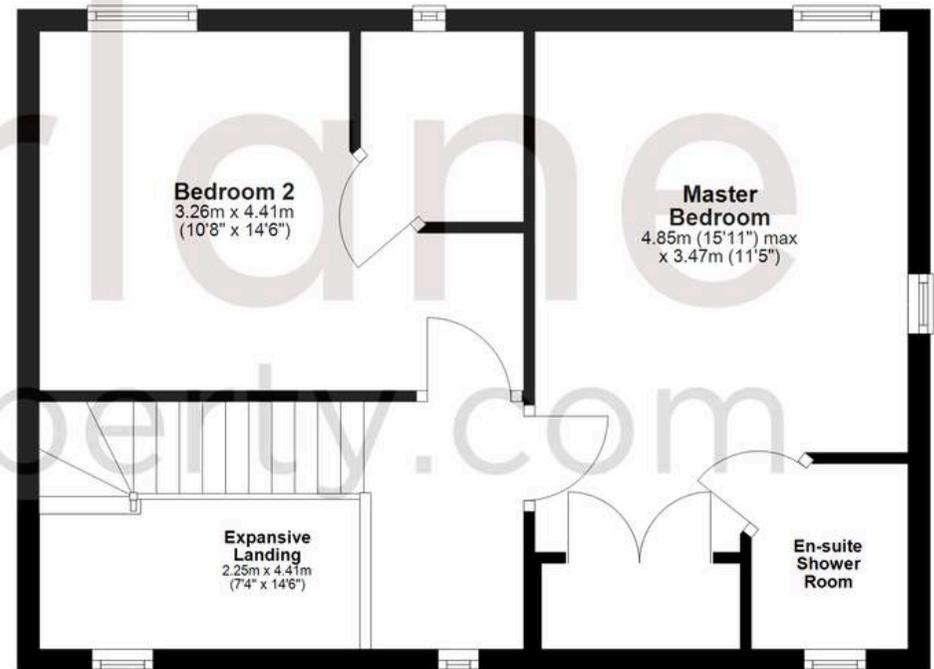
Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



Total area: approx. 86.1 sq. metres (927.2 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.