



**Waylands, Cricklade - SN6 6BT**  
Wiltshire

Guide Price **£435,000**

**mcfarlane**  
property.com

# Waylands

Cricklade, Wiltshire

- Extended and Improved Detached Home
- Sought After Cricklade Position
- Ideally Positioned for the High Street and Amenities
- FOUR Bedroom Family Home
- Extensive Conservatory to Rear
- Feature Kitchen Breakfast Room
- Enclosed Rear Gardens
- Stunning Opportunity - Not to Be Missed

A deceptively spacious, FOUR bedroom home in one of Cricklade most sought after locations. This fabulous home has been extended and altered to create an expansive family home with versatile accommodation over TWO floors.



## Waylands

Cricklade, Wiltshire

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

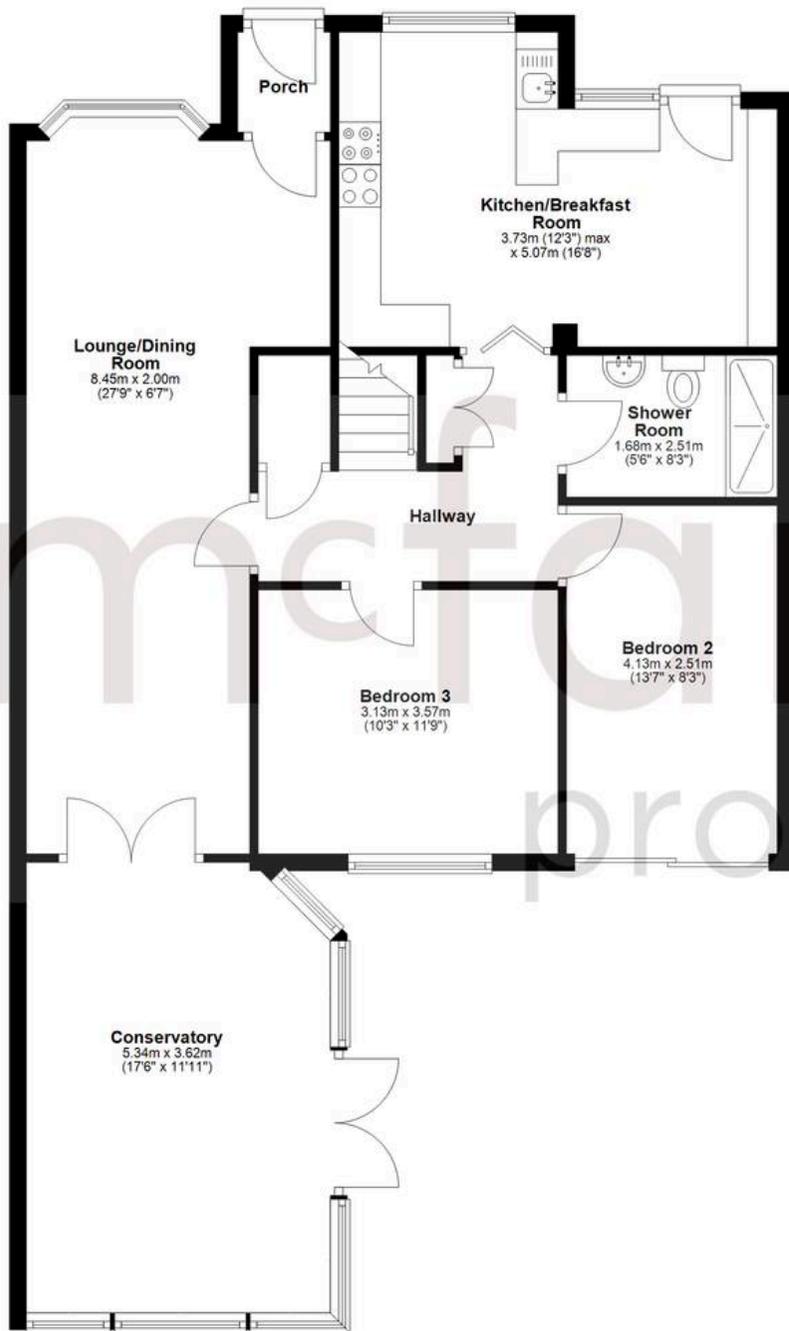
EPC Environmental Impact Rating: D

**mcfarlane**  
property.com



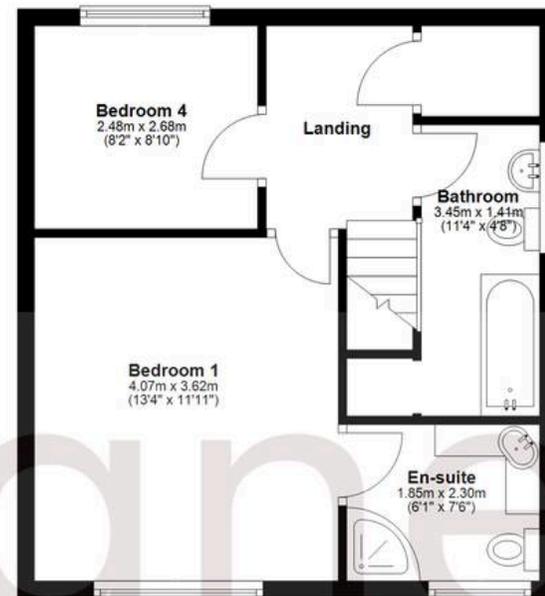
### Ground Floor

Approx. 100.2 sq. metres (1079.0 sq. feet)



### First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Total area: approx. 140.1 sq. metres (1507.8 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.