



**High Street, Cricklade – SN6 6DA**  
Wiltshire

In Excess of **£500,000**

**m<sup>c</sup>farlane**  
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# High Street

## Cricklade Wiltshire

A stunning and expansive cottage in the High Street in the sought after former market town of Cricklade. This cottage also has historic relevance with the infamous Highwayman William Peare who was captured here in 1783 after robbing a Stroud bank. This sympathetically styled and presented home boasts deceptive accommodation over three floors. There have been extensions to the ground floor with a summary of accommodation briefly comprising: Entrance Hallway, Living Room, Dining Room, Fitted Kitchen, Rear Lobby + WC.

The First Floor offers Three Well Proportioned Bedrooms and a Contemporary Styled Family Bathroom. There is also a Loft Room that runs the Full Width of the property with Two Skylights to the rear Elevation.

Externally there is a generous and mature Rear Garden (views towards St Mary's Catholic Church). This garden is mostly laid to lawn with tended and landscaped mature borders. There is also a separate section to the bottom of the garden that could well be redesigned. There are also a couple of timber sheds that would make ideal additional storage options.



## 59 High Street

### Cricklade Wiltshire

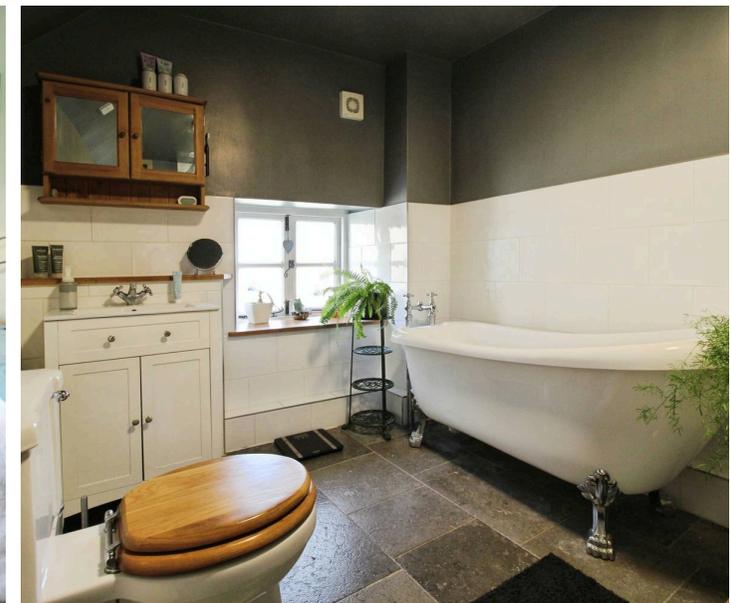
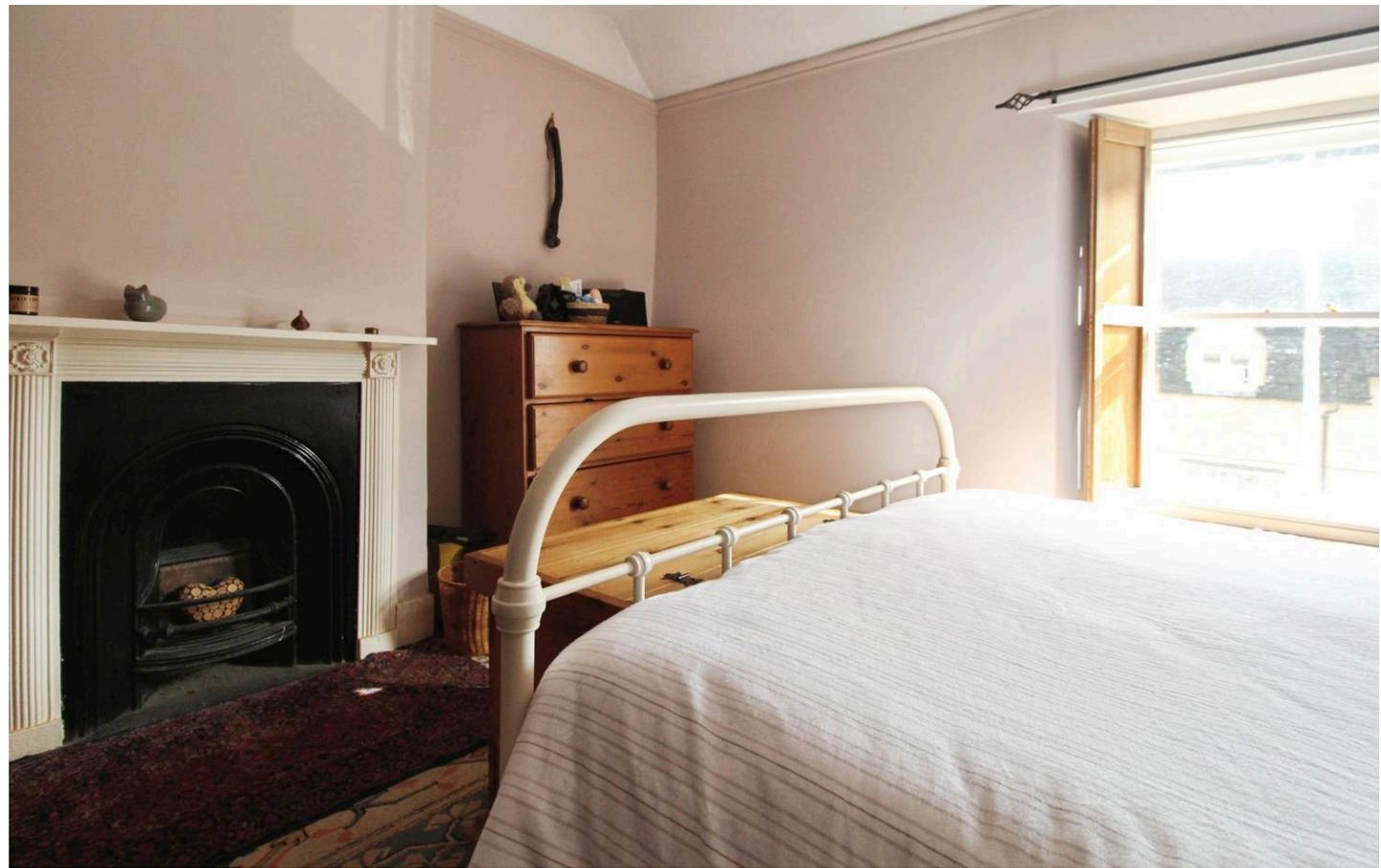
Cricklade is a historic former market town in North Wiltshire and ideally placed for the neighbouring A419. Cricklade is also known as the first town on the Thames and boasts a bustling high street with a variety of amenities. The nationally renowned North Water Meadow is close by with the snake headed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

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

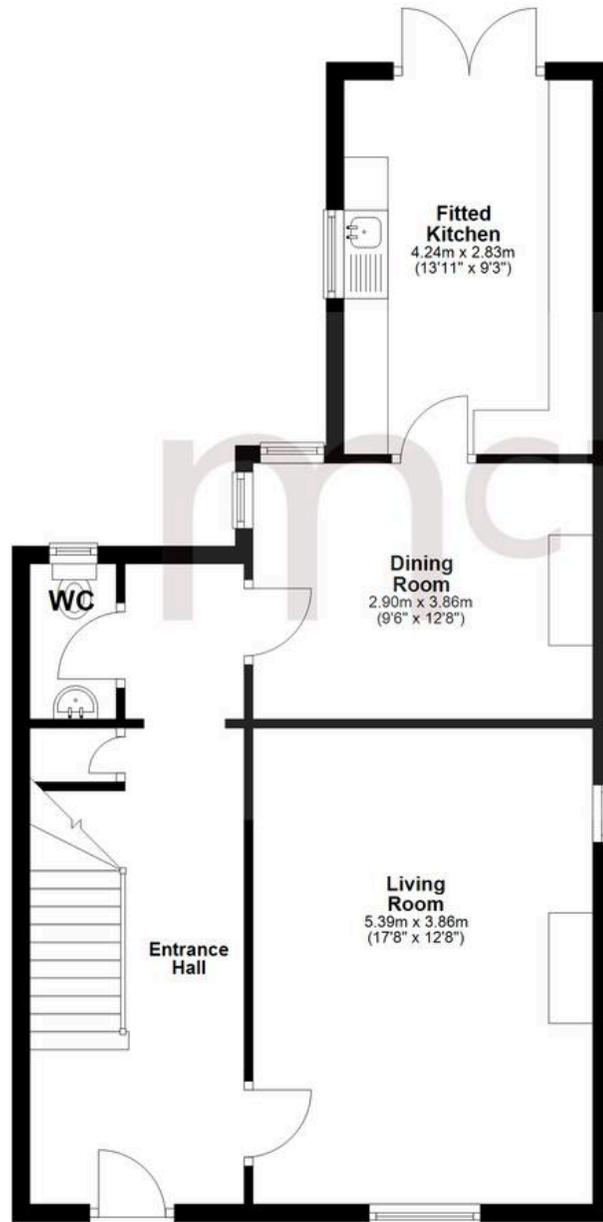
EPC Environmental Impact Rating:



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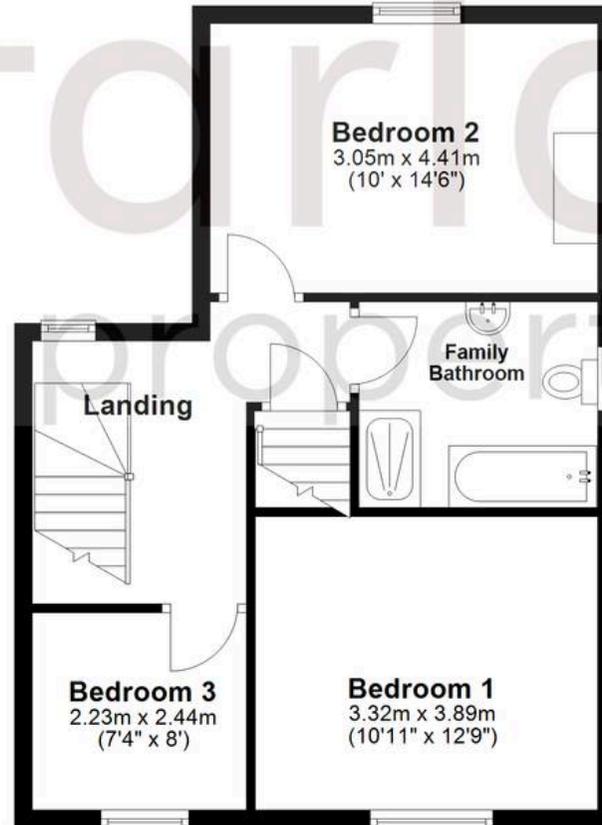
## Ground Floor

Approx. 63.1 sq. metres (678.7 sq. feet)



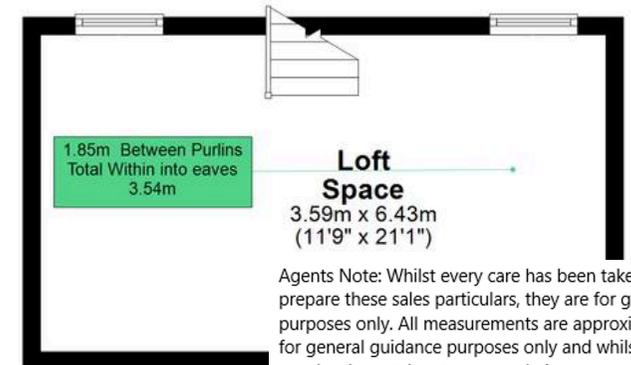
## First Floor

Approx. 50.0 sq. metres (537.8 sq. feet)



## Second Floor

Approx. 23.1 sq. metres (248.2 sq. feet)



**Loft Space**  
3.59m x 6.43m  
(11'9" x 21'1")

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.

Total area: approx. 136.1 sq. metres (1464.7 sq. feet)