



- 6 Bedroom Detached Home
- Specifically, Designed Home
- Lake Views to Rear
- Contemporary Accommodation

2 Lakeside , Cirencester Road, Latton, Swindon, SN6 6DW

Asking Price Of £875,000

A Secluded Spacious Detached Home in the sought after Village location of Latton nr Cricklade. Positioned at the end of a Meandering Driveway with views over the Private Lake behind.. This is a stunning home with a great deal of thought and detail that has gone into making this an incredibly desired home. The Gardens are specifically designed to enjoy the Views to the rear with a balcony looking over the the rear and the Lake. The summary of accommodation comprises: Entrance Lobby, Kitchen / Family Room , Dining Room, Drawing Room, Study, Three Ground Floor Bedrooms and Family Bathroom, plus Cloakroom. Four Bedrooms (Master with Ensuite) plus Family Bathroom. Double Garage and Utility Room.



## Property Description

### ENTRANCE PORCH

uPVC double glazed door and matching side panels opens into:

### RECEPTION LOBBY

Porcelain tiled flooring, feature red brick exposed style walling, with access to the following:

### KITCHEN / FAMILY ROOM

A simply stunning room, with bi-folding doors to the rear elevation plus under floor heating (zone heating), There is a comprehensive range of worksurfacng with inset double sink and swan neck tap. The units are of a veneered wooden finish, to include a range of wall mounted base and drawer space units. Integral appliances include Miele double oven with additional Coffee maker and steamer. Integral matching microw ave, AEG dish washer, plus additional wine cooler. Central island unit to match with inset induction AEG wok and four ring cookers. Ceiling mounted extractor over. Touch sensitive additional power point and usb connections. Two upright wall mounted radiators.

### DINING ROOM

Porcelain matching flooring with bi-fold doors to the rear garden. Wall mounted radiator.

### DRAWING ROOM

Continued porcelain tiled flooring, Full width bi-fold doors to the gardens and patio. Feature slate exposed firebreast with wood burner inset. underflooring heating plus wall mounted radiators.

### STUDY / OFFICE

uPVC double glazed window to the rear elevation, built in cupboard and wall mounted radiator.

### CLOAKROOM

uPVC double glazed window to the side elevation, contemporary suite with corner basin, dual flush WC continued porcelain tiled floor and wall mounted radiator.

### INNER LOBBY HALLWAY

Access to the stairwell and first floor, continued tiled flooring.

### GROUND FLOOR BEDROOM

uPVC double glazed window to the rear elevation, wall mounted radiator.





#### GROUND FLOOR BEDROOM

uPVC double glazed window to the front elevation, built in triple wardrobe and wall mounted radiator.

#### GROUND FLOOR BATHROOM

uPVC double glazed frosted window to the rear elevation, panelled bath, corner shower cubicle, cantilever vanity basin and cupboard. Dual flush WC, tiled flooring, and walls. Wall mounted heated towel rail.

#### GROUND FLOOR BEDROOM 3

uPVC double glazed window to the rear elevation, wall mounted radiator.

#### FIRST FLOOR LANDING

Stairwell give access to the First Floor with Velux window, handrail, and balustrade.

#### MASTER BEDROOM

Dual aspect room uPVC dormer window to front and Two uPVC dormer windows to the rear with views over neighbouring open countryside. Full width built in wardrobes into roof apex. Wall mounted radiators and into eaves storage.

#### ENSUITE BATHROOM & SHOWER

Comprehensive matching suite with contoured free-standing bath with central controls. Built in double shower cubicle with glass screen, dual flush WC, vanity wash hand basin cantilever wall mounted cabinet. Tiled flooring and walls. uPVC double glazed frosted window to the front elevation.

#### GUEST BEDROOM

uPVC double glazed window to rear with views over the lake. Full range of built in wardrobes, wall mounted radiator.

#### BEDROOM THREE

Two Velux windows to the rear elevation, wall mounted radiator.

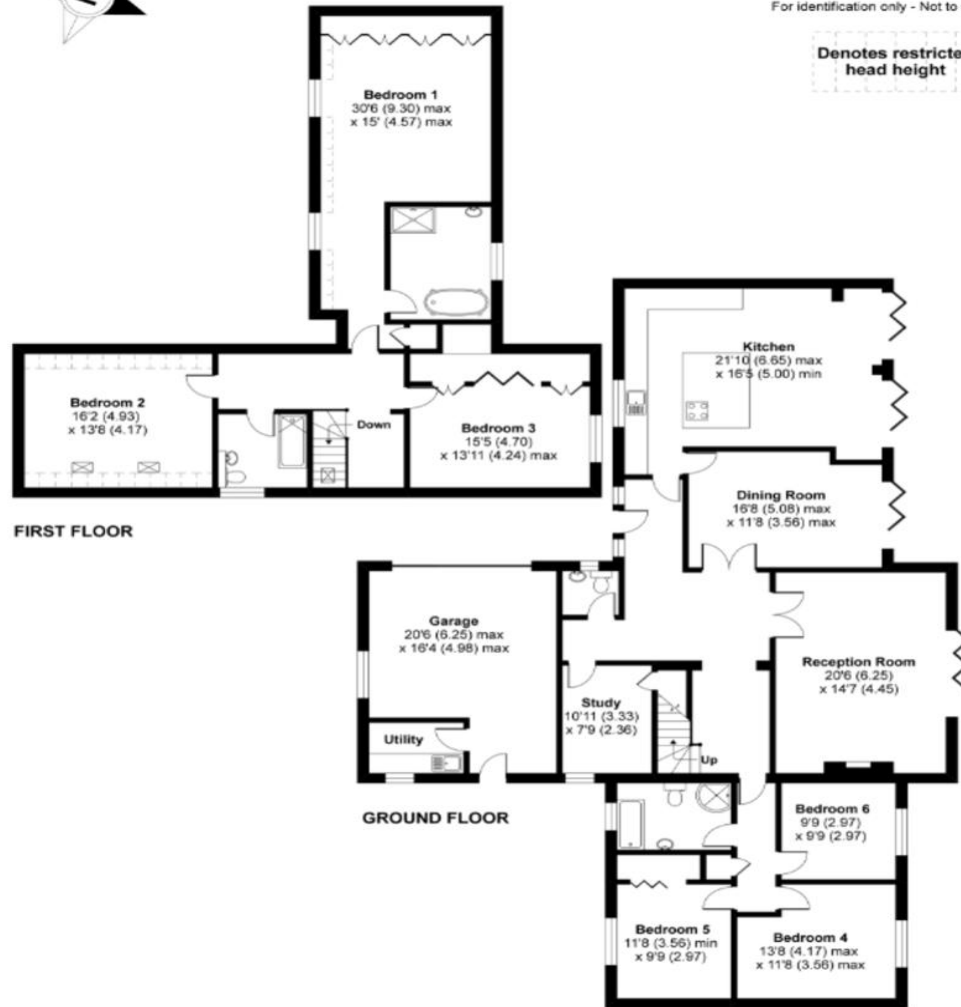
#### FAMILY BATHROOM

Matching suite with uPVC double glazed window to the front elevation, inset bath with concealed shower over, vanity wash hand basin, dual flush WC. Tiled floor and walls with under floor heating.



## Cirencester Road, Latton, Swindon, SN6

Approximate Area = 3307 sq ft / 307.2 sq m (includes garage)  
 Limited Use Area(s) = 69 sq ft / 6.4 sq m  
 Total = 3376 sq ft / 313.6 sq m  
 For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

### DOUBLE GARAGE

Electric up and over door with storage, uPVC double glazed window to the side and door to side gardens. Wall mounted Vaillant boiler (central heating).

### UTILITY ROOM

uPVC double glazed window to the rear elevation, roll top work surfacing with inset stainless-steel sink. Plumbing and space for automatic washing machine plus additional tumble dryer.

### OUTSIDE

Rear Gardens landscaped and tended, with mature lawned areas and Two raised patio areas with a slate slab effect. There is also a prestigious terrace area with panoramic safety glass balustrade with an unspoilt view over the lake.

Side Gardens with a mature lawn bounded by mature herbaceous borders with a private aspect.

Front and Driveway with herringbone finish and off-road parking for numerous vehicles.

McFarlane Sales & Lettings Cricklade (01793) 751 044

[tim@mcfarlaneproperty.com](mailto:tim@mcfarlaneproperty.com)  
[thomas@mcfarlaneproperty.com](mailto:thomas@mcfarlaneproperty.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for McFarlane Sales & Lettings LTD. REF: 665155

102 High Street, Cricklade,  
 Swindon, Wiltshire, SN6 6AA

www.mcfarlaneproperty.com  
 01793 751044  
 sales@mcfarlaneproperty.com

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