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PROPERTY MADE PERSONAL



1 Lakeside, Cirencester Road Latton, Wiltshire, SN6 6DW

Guide Price £995,000

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Latton, Wiltshire, SN6 6DW

Key Features

5/6 Bedrooms	4 Bathrooms	3 Receptions

- Substantial, detached family home in a private position in the popular village of Latton
- Flexible accommodation arranged over two floors
- Well appointed kitchen breakfast room & Utility room
- Dual-aspect sitting room & Separate dining room with conservatory off
- Two ground floor bedrooms plus Study/bedroom six
- Three first floor double bedrooms, each with extensive fitted wardrobes and an en-suite
- Landscaped and private gardens

About the property

Set in a private, tranquil position in the popular village of Latton, is this substantial, detached family home offering flexible accommodation and benefits from landscaped gardens, ample off street parking and a double garage. The property sits along a winding driveway serving just one other home, with local amenities and countryside walks within easy reach.

The accommodation is arranged over two floors with the ground floor comprising a welcoming entrance hall with stairs to the first floor, two useful storage cupboards and part underfloor heating, the underfloor heating continues into the well-appointed kitchen breakfast room accessing the utility room with units matching the kitchen and back door to the garden and garage. Back off the hall is a dual aspect sitting room with French doors opening onto the garden, a separate dining room leads into a conservatory, which enjoys garden views and provides further access to the outside. There are two ground floor bedrooms, both with fitted wardrobes, alongside a study/bedroom six with fitted units.

The first floor provides three further bedrooms each well-proportioned and having extensive fitted wardrobes as well as being served by their own en-suite.

Outside, a paved driveway provides ample parking and leads to a double garage with an electric up-and-over door. The private gardens have been landscaped and are predominantly laid to lawn, with well-stocked flower and shrub borders and patio areas for relaxing or entertaining.

Additional Information

Directions - What 3 Words: **///entitles.knee.garages**

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Clearwater Bioclear Miniclere treatment plant
Heating - Gas

Local Authority

Wiltshire Council - Council tax Band ‘F’

We’d love to hear from you

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what the owner said…

We have lived happily in this property for 38 years raising our children from a young age through to adulthood. We now feel it is time to downsize and move closer to our family in Berkshire. It has been a brilliant family home, offering plenty of space and privacy. In the spring and summer, the large garden is beautiful and secluded, perfect for family gatherings and barbeques. It is a proper family home where our 3 children and various dogs and cats have rubbed along happily together. It will be very hard to leave….

Latton is a lovely village with a friendly community centred around the Village Hall and historic Church. Newcomers to the village are always made welcome and, if interested, can socialise at monthly coffee mornings, village barbeques, pub nights and quiz night in the Village Hall. The countryside around Latton provides many places to walk or jog and are popular with local dog walkers. Nearby Cricklade is a larger town with many shops, pubs, take aways and restaurants. It also has a well run and fully equipped Leisure Centre which hosts many activities and events. Cirencester and Swindon are accessible within 15 to 20 minutes by car or bus.

















Approximate Gross Internal Area 2826 sq ft - 262 sq m
(Including Garage)
Ground Floor Area 1921 sq ft – 178 sq m
First Floor Area 905 sq ft – 84 sq m



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