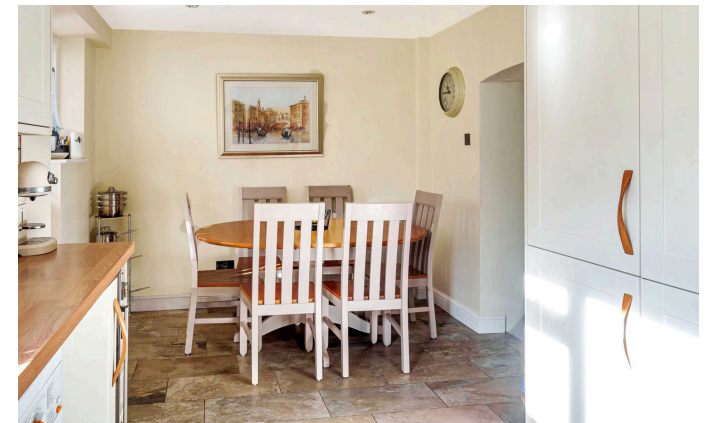


## Calcutt Street, Cricklade, Wiltshire, SN6 6BA



Beautiful period home • Full of charm and character • Three bedrooms • Sitting room with wood burner • Fitted kitchen/diner • Sun room • Lovely garden • EPC D

# Calcutt Street,

Cricklade, Wiltshire, SN6 6BA

## Key Features



3

Bedrooms



1

Bathroom



1

Reception

## About the property

A most attractive and extended period three-bedroom family home bursting with charm and character and offering accommodation over two floors. This beautifully presented and updated cottage sits in the ever-popular town of Cricklade which is well served by a wide range of amenities, and facilities and has some glorious countryside walks.

The property briefly comprises of an entrance lobby which has a generous storage cupboard. This leads into the sitting room where there is a fitted woodburner, two windows to the front, an engineered oak floor, and stairs to the first floor with a cupboard under. The kitchen/diner is well fitted with a range of base units with working surfaces over, matching wall cupboards, and integral appliances including a fridge freezer, dishwasher, wine cooler, and tumble dryer. There is ample room for a table and a door leading into the sunroom where you can sit and enjoy the outlook over the garden.

At first floor level, the landing leads to the three bedrooms and the main family bathroom where there is a white suite with a claw foot style bath and a separate shower cubicle.

Outside, there is a pretty garden to the rear which is well enclosed and enjoys a good degree of privacy. It is predominantly laid to lawn with flower/shrub borders, a paved patio, and a generous-sized garden shed.

## Amenities

Cricklade is a small picturesque town in north Wiltshire, half way between Swindon and Cirencester, surrounded by lovely countryside and is ideal for walking, riding and cycling. At the north of the town is North Meadow, now a National Nature Reserve, and home to the rare 'Snakeshead Fritillary' which flowers in April.

The town is at the southern gateway to the Cotswold Water Park which offers sailing, water/jet skiing, fishing, and bird watching. The town also offers a museum and many fine shops, pubs

and restaurants.

There is a state primary school and also an independent school. There are good motorway links with the M4 and M5 via the A419 and there is a bus service to Cirencester, Swindon, Ashton Keynes and Wootton Bassett.

There is a bus service to Cheltenham plus a National Express bus stop at the rugby ground car park.

## Directions

From our office in Cirencester follow the A419 towards Swindon. Take the exit signposted Cricklade. Proceed over the roundabout and follow the road towards Cricklade. This leads in to Calcutt Street and the property can be found on your left hand side just passed Cricklade Manor Prep School and opposite Hammonds.

## Services & Tenure

The tenure is Freehold.

## Local Authority

Wiltshire Council

Council Tax Band: C

## Our reference

CIR/JC/RN/06112023

## We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

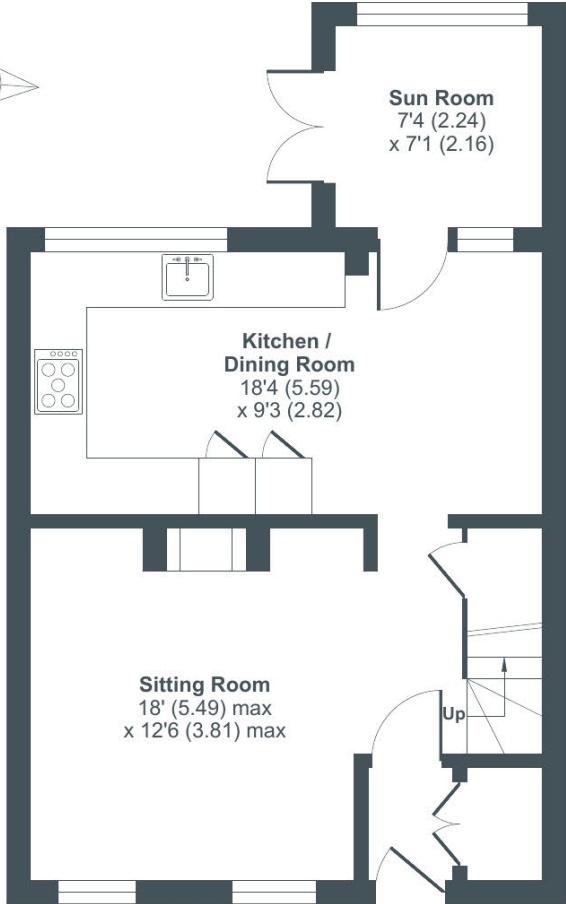




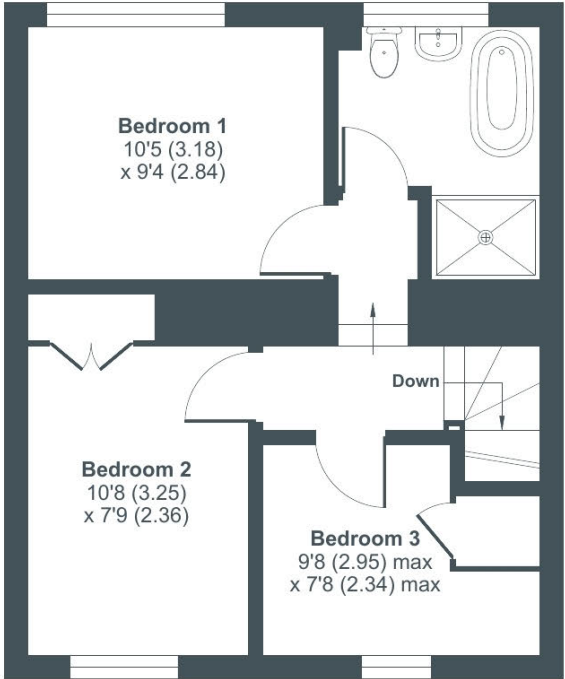


# Calcutt Street, Cricklade, Swindon, SN6

Approximate Area = 870 sq ft / 80.8 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 1052736



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