

## Reeds, Cricklade, Wiltshire, SN6 6JF



Detached family home • Dual aspect sitting room, separate dining room & conservatory • Study / ground floor bedroom • Utility room & cloakroom • En-suite shower room and family bathroom • Double garage & off street parking • West facing rear garden • Just over half a mile's walk from Cricklade's High Street • EPC C

# Reeds,

Cricklade, Wiltshire, SN6 6JF

## Key Features



4  
Bedrooms



2  
Bathrooms



3  
Receptions

## About the property

Situated just over half a mile's walk from Cricklade's High Street is four bedroom detached family home benefitting from ample off street parking, double garage and a west facing rear garden.

The accommodation is arranged over two floors with the ground floor comprising entrance hall, cloakroom, study/ground floor bedroom, kitchen breakfast room, utility room, dining room, dual aspect sitting room and conservatory. The first floor offers the four bedrooms with the principal bedroom benefitting from an en-suite shower room and the other three bedrooms serviced by a separate bathroom.

Outside, the gardens are a particularly fine feature of this property. There is ample driveway parking which leads to a double garage with twin electric up-and-over doors. There is pedestrian side access on either side of the property. The rear garden is well-enclosed and enjoys a good degree of privacy. It is predominantly laid to lawn with flower/shrub borders, an ornamental pond, and a patio area offering a place to enjoy and entertain.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Amenities

Cricklade is a small thriving historic Saxon town in north Wiltshire, halfway 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 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 Cirencester follow the A419 in a southerly direction towards Swindon and after approximately six miles take the exit signposted to Cricklade, follow into Cricklade and at the mini roundabout turn left onto the High Street, continue to the next mini roundabout and take the second exit on to the B4040. At the next roundabout turn right into West Mill Lane, continue along West Mill Lane then take the second left into Reeds and the property can be found on the left hand side.

What3Words /// seriously.tweed.used

## Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

## Local Authority

Wiltshire District Council.

Council Tax Band E.

## Our reference

CIR/SW/CDH/25092025

## We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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## *what the owner said*

We've loved living in Cricklade - delightful town, good butcher, Tesco/Post Office, optician, vets, Boots Pharmacy, hairdressers, pubs all within walking distance. Reeds is a very pleasant area to live with a good community spirit around - walking distance to Cricklade leisure centre and much more.













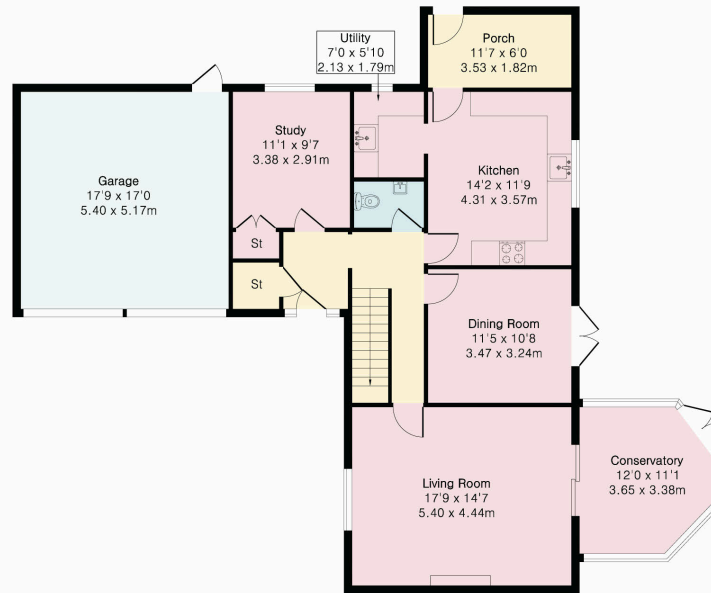


**Approximate Gross Internal Area 1810 sq ft - 168 sq m  
(Excluding Garage)**

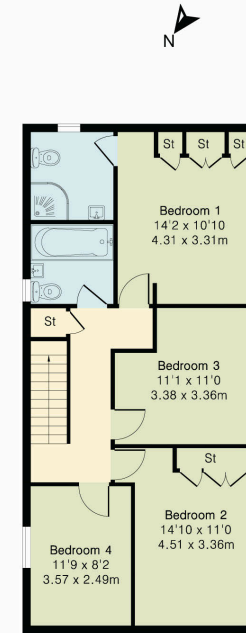
Ground Floor Area 1090 sq ft – 101 sq m

First Floor Area 720 sq ft – 67 sq m

Garage Area 301 sq ft – 28 sq m



Ground Floor



First Floor

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PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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