

Weathered Stone, School Lane, Castle Eaton, Wiltshire, SN6 6LF



Deceptively spacious detached chalet bungalow • Five bedrooms • Separate sitting and dining rooms • Kitchen breakfast room • Utility room and study to the ground floor • Three bathrooms • Double integral garage & off street parking • Private southerly facing rear garden with rural backdrop • EPC E

£750,000

Weathered Stone,

School Lane, Castle Eaton, Wiltshire, SN6 6LF

Key Features



5
Bedrooms



3
Bathrooms



2
Receptions

About the property

Set within the popular village of Castle Eaton is this deceptively spacious and well maintained five bedroom detached chalet bungalow. Built by the current owners in the early 1980s, the property sits on a generous plot with ample off street parking on a gravelled drive leading to a double integral garage, while to the rear is a well tended garden with a southerly facing aspect and rural backdrop.

The flexible accommodation is arranged over two floors and currently comprises entrance hall, cloakroom, two ground floor bedrooms, bathroom, sitting room, dining room, kitchen breakfast room, utility room and study to the ground floor. While the first floor provides three further bedrooms with the principal bedroom benefitting from an en-suite shower room, the other two bedrooms are serviced by a separate shower room and WC.

Amenities

With the River Thames and its Thames Path National Trail running through the village and lying to the east of the bustling Cotswold town of Cirencester, Castle Eaton is in a rural, yet accessible, location surrounded by lovely countryside providing fantastic walks and an abundance of wildlife.

Within the village there is a well-supported public house, The Red Lion, with gardens that roll down to the river, and the 13th century St Mary's Parish Church. The Village is characterised by its older buildings, dating from about 1650 to 1850 most of which are in the Street, the original main thoroughfare. Built of local stone, these buildings give Castle Eaton the look and feel of a traditional Cotswold village. Castle Eaton was awarded the Best Kept Small Village 2022.

Cirencester is to the west with excellent recreational and sporting facilities including polo and the nearby Cotswold Water Park with its assorted water sports. There are supermarkets, a leisure centre, hospital and many other essential services. There is an excellent choice of local schooling and private schools, with Westonbirt School in Tetbury, Prior Park Prep school in the

pretty market town of Cricklade (two miles) and Pinewood School at Bourton (six miles).

Castle Eaton is eight miles from Swindon mainline station with its high-speed rail service to London Paddington, Bristol and Bath. Oxford and Cheltenham are both a thirty-minute car journey away and the M4 and M5 are also easily accessible.

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.

Directions

Leave Cirencester on the A419 heading towards Swindon. After approximately 7 miles turn off signposted Castle Eaton. Follow this road for around 2.5 miles into the village of Castle Eaton. Keep right onto School Lane and the property can be found on the right-hand side.

What Three Words: leotard.dressings.brochure

Services & Tenure

The tenure is Freehold.

Local Authority

Swindon Borough Council

Council Tax Band: F

We'd love to hear from you

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what the owner said

After 44 years and having built the house, we will be very sad to leave the house and the village. The village is quiet and friendly, great pub with good food, lots going on, garden clubs, ladies club, fitness club, active church, Thursday Post office and coffee morning.



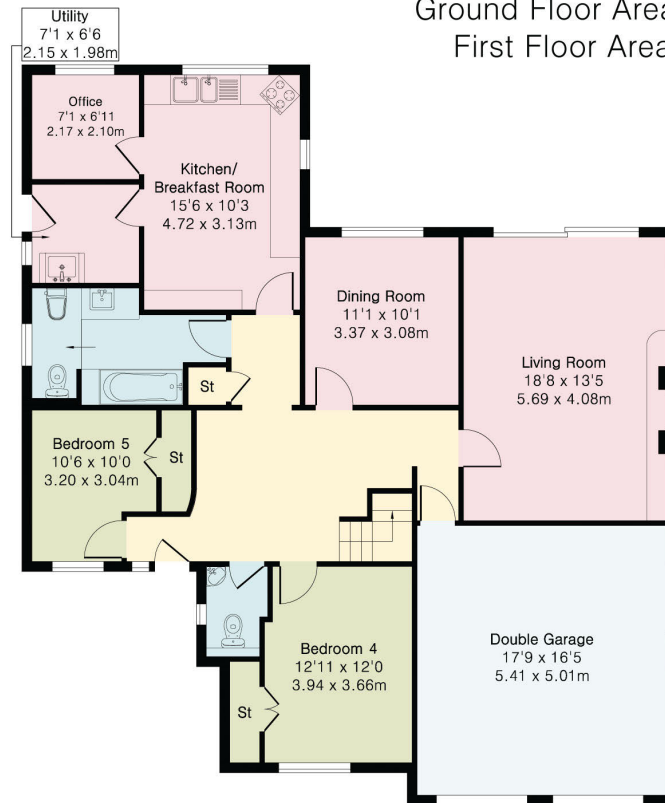




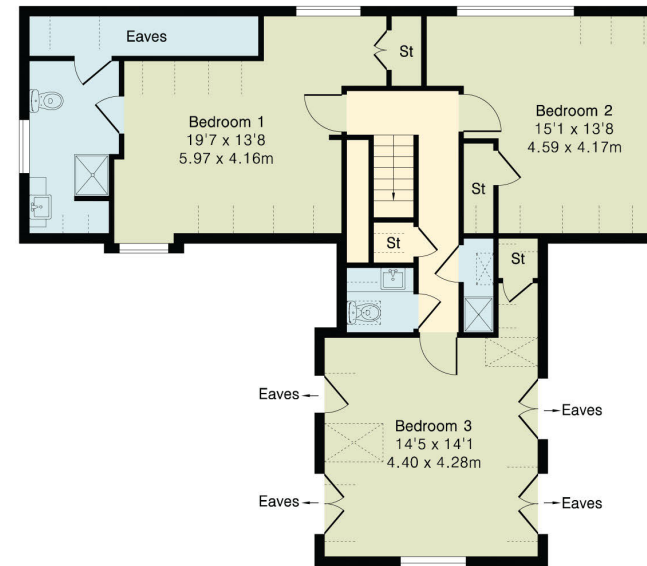
Approximate Gross Internal Area 2344 sq ft - 218 sq m

Ground Floor Area 1508 sq ft – 140 sq m

First Floor Area 836 sq ft – 78 sq m



Ground Floor



First Floor

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PROPERTY MADE PERSONAL

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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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