

Gosditch, Latton, Wiltshire, SN6 6DS



Substantial detached family home in need of updating • Four bedrooms • Dining room open to kitchen • Ground floor cloakroom • Family bathroom with separate shower cubicle • Detached double garage & ample off street parking • Southerly facing rear garden • NO ONWARD CHAIN • EPC D

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Key Features



4
Bedrooms



1
Bathrooms



2
Receptions

About the property

Offered to the market with no onward chain, Almonda is a substantial detached four bedroom family home occupying a generous plot of approximately one third of an acre in the sought after and conveniently located village of Latton. Benefitting from generous living accommodation, a mature southerly facing rear garden, useful outbuilding, double garage and ample driveway parking.

Requiring modernisation, the house offers significant scope to update, extend and reconfigure (subject to the necessary planning permissions and building regulations), creating a superb family home tailored to individual requirements.

The accommodation is arranged over two floors and comprises an entrance hall, cloakroom, two spacious interconnecting reception rooms, and a dining room open to the kitchen with access to the rear garden. To the first floor are four well-proportioned bedrooms served by a family bathroom with separate shower cubicle.

Externally, the property enjoys a generous plot with a gravel driveway providing ample off-road parking and access to the double garage. The mature rear garden offers a high degree of privacy, benefits from a desirable southerly aspect, and includes a useful outbuilding.

Amenities

Latton is a small Cotswold village in North Wiltshire, on the county border with Gloucestershire. The village is bypassed by the A419 road from Cirencester to Swindon offering easy access to both, with Cirencester approximately 6 miles to the north-west and Swindon 8 miles to the South, offering a comprehensive range of shopping and recreational facilities and railway station connecting to London (Paddington) in just under an hour.

Within the village is a 12th century church and village hall. The village is surrounded by lovely countryside and is ideal for walking, riding and cycling.

Day to day amenities can be found in the nearby town of Cricklade. The area offers an excellent choice of private and state schooling.

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

From Cirencester take the A419 South and after a few miles exit towards Latton, Ashton Keynes and South Cerney. Go straight over the roundabout and continue into the village of Latton on the Cirencester Road. Turn left into Gosditch by the memorial. Continue along Gosditch and the property can be found on the right hand side towards the end of the road.

What3Words ///jubilant.lilac.feel

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Private Supply

Heating - Gas

Local Authority

Wiltshire Council

Council Tax Band F

Our reference

CIR250285

We'd love to hear from you

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Approximate Gross Internal Area 1972 sq ft - 183 sq m (Including Garage)

Ground Floor Area 852 sq ft – 79 sq m

First Floor Area 801 sq ft – 74 sq m

Garage Area 319 sq ft – 30 sq m



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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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