





## Castle Eaton, Wiltshire, SN6 6JX

### Key Features



3

Bedrooms



3

Bathrooms



2

Receptions

- Detached
- Triple garage
- Home office
- Completely renovated throughout
- Utility room
- Great sized garden
- Potential to convert garage
- Views onto the fields

### About the property

Set in the picturesque and peaceful village of Castle Eaton, Little Croft is a beautifully presented and thoughtfully extended three-bedroom bungalow offering generous living space, versatile outbuildings, and exceptional views. Occupying a substantial plot with beautifully maintained gardens, this property blends countryside charm with practical modern living.

To the front, a spacious driveway with two separate entrance/exit points and a central turning circle provides excellent access and ample parking. The detached garage is a real highlight - currently accommodating up to three vehicles with additional space for a workshop - and offers exciting potential for conversion into a self-contained annexe (subject to permissions). There's also a dedicated home office built into the side, ideal for remote working or creative use.

Internally, the layout has been carefully designed to maximise space and comfort. A generous utility room leads into a fully equipped, recently refurbished kitchen, complete with modern appliances and plenty of storage. The adjoining dining area flows seamlessly into a bright and airy orangery, featuring striking corner bi-fold doors that open up to the rear garden,

framing idyllic views and flooding the space with natural light.

The accommodation includes three spacious double bedrooms, with the master enjoying a large footprint and a private en suite. A well-appointed family bathroom and an additional W/C off the utility room complete the interior. The living room offers a warm and inviting retreat, perfect for cozy evenings in.

Additional features include solar panels for energy efficiency, a charming front seating area with open views over the surrounding fields and local wildlife, and meticulously landscaped gardens to the rear - ideal for relaxing, entertaining, or enjoying the outdoors in peace.

### 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

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 Marys 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 North 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.

#### Directions

From Cirencester head south on the A419 towards Swindon. Turn left just after passing the BP garage at Seven Bridges toward Castle Eaton.

Follow the road for 2.5 miles, turn left after entering the village, Littlecroft is the second bungalow on the right.

What3Words /// insolvent.flag.automate

#### Services & Tenure

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

#### Local Authority

Swindon District Council.

Council Tax Band F.

#### Our reference

CIR/TJ/CDH/19062025

#### We'd love to hear from you

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### *what the owner said*

Castle Eaton is a very small & friendly Village- We enjoy our views over the fields opposite & love watching the cows!

















# Little Croft Castle Eaton, Swindon, Wiltshire, SN6

Approximate Area = 2160 sq ft / 200.6 sq m

Garage = 864 sq ft / 80.2 sq m

Total = 3024 sq ft / 280.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Perry Bishop. REF: 1304671

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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.

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