

Croft Close, Latton, Swindon, Wiltshire, SN6 6DL



- Three Generous Bedrooms ● Kitchen Diner with vaulted seating area ● Single Garage ● Family Bathroom
- Two En suite Bathrooms ● EPC C

Croft Close,

Latton, Swindon, Wiltshire, SN6 6DL

Key Features



About the property

1 Croft Close is a three-bedroom detached home located in the town of Latton. The property was the original show home for the development and as such benefits from generous proportions throughout. Upon entering, there is a ground-floor WC and a storage cupboard beneath the stairs. To the right sits a bright and sunny sitting room, which leads through French doors into the kitchen-diner. This space offers the open-plan kitchen and dining area typical of many modern homes, along with a separate seating area featuring glazed views over the garden.

The kitchen is well appointed with generous unit space and includes a separate pantry cupboard. From here, the accommodation flows into a utility room, which provides integral access to the single garage.

On the first floor, a gallery landing leads to a very spacious principal bedroom, complete with dressing-room storage and a large en-suite bathroom featuring both a shower and a bath. Bedroom two also offers excellent floor space and built-in storage, along with access to a shower room. Bedroom three is well proportioned, includes storage, and comfortably accommodates a double bed. The family bathroom is again very generous in size and is in good condition.

Externally, the rear garden is predominantly paved for low-maintenance living and provides ample space for outdoor seating. To the front of the property, there is parking for two vehicles. Overall, this home presents a fantastic opportunity to enjoy generous living proportions, thoughtful design features, and a desirable position within a well-regarded development in the pretty village of Latton.

NB: The property is serviced by a shared septic tank, the cost for 2025-2026 was £1069 paid bi-annually.

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. Take the second exit off the roundabout, signed Down Ampney and Latton, on to Cirencester Road. Continue on through the village, the property can be found on the left hand side just past the turning for Croft Close

What 3 Words

whistle.enormous.cemented

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Private Supply

Heating - Gas

Local Authority

Wiltshire Council

Council tax Band - D

Our reference

CIR260007

26th March 2026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

what the owner said

My parents have thoroughly enjoyed living in the property, appreciating both its space and village location, close to the amenities of Cirencester.



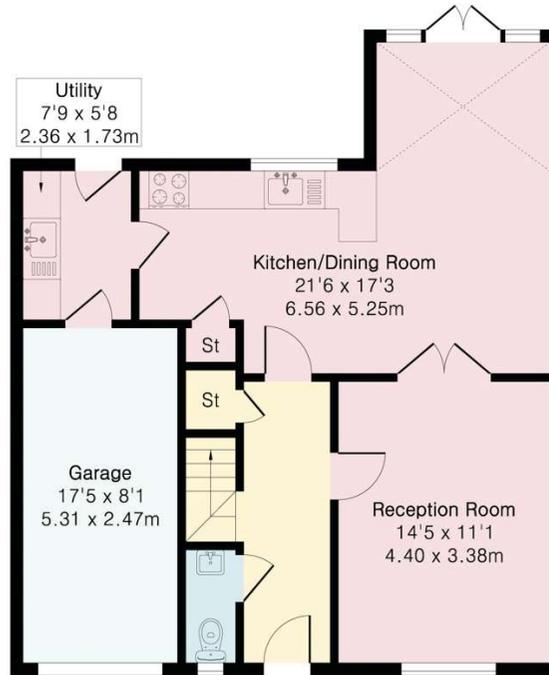




**Approximate Gross Internal Area 1475 sq ft - 137 sq m
(Including Garage)**

Ground Floor Area 768 sq ft – 71 sq m

First Floor Area 707 sq ft – 66 sq m



Ground Floor



First Floor

PerryBishop
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.



perrybishop.co.uk

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.

