



17 Water Eaton, Water Eaton, SN6 6JT

Guide Price: £800,000 - £850,000

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Village & Country Homes

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Water Eaton

Approx. 3.58 Acres

Freehold | EPC Rating - TBC

 4  3  3

Richard James Village & Country Homes are proud to present this unique four-bedroom equestrian property to the market in the hamlet of Water Eaton, which occupies an impressive circa 3.6 acre plot and surrounded by rolling countryside and charming woodlands.

This substantial home offers the lucky new owners in excess of 2900 sqft of accommodation, including a double garage and stable block with tack room, all of which has been well maintained by the current owners.

Upon entry to the home you are greeted by a light and airy entrance hall, which provides access to the WC and stairwell to the first floor. To the left of the hall you will find the kitchen/breakfast room, complete with country-style kitchen, tiled flooring, elegant skylight, and integrated appliances. To the right, a snug/games room with built in storage.

At the rear of the property you will find the generous dining room with extra-wide French doors onto the patio in the rear garden, leading to an impressive dual aspect lounge. There is also a study off the lounge.

A small lobby between the kitchen and dining room provides access to the utility room via the back door, which also boasts two attractive Velux windows.

Head upstairs and you have four good-sized bedrooms, two of which benefitting from en-suites, and the main family bathroom. Two of the bedrooms also feature built-in storage.

Externally the property features an array of outbuildings amongst its land; including the double garage (with power and light), the stable block with tack room, and the summer house.

Large private gardens surround the back of the home, while an additional two fields can be found beyond that. A privately owned woodlands at the rear of the land bring all sorts of exciting wildlife into view.



The nearby Village of Castle Eaton is on the Thames Path National Trail between the towns of Cricklade, upstream to the west, and Lechlade, downstream to the east, ideally situated for enjoying countryside pursuits. Further shops and amenities can be found in Highworth, c.4 miles South, and Cirencester, c.4 miles North of the village. Whilst Swindon, c. 7 miles South, offers train links to London Paddington.









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Floorplan

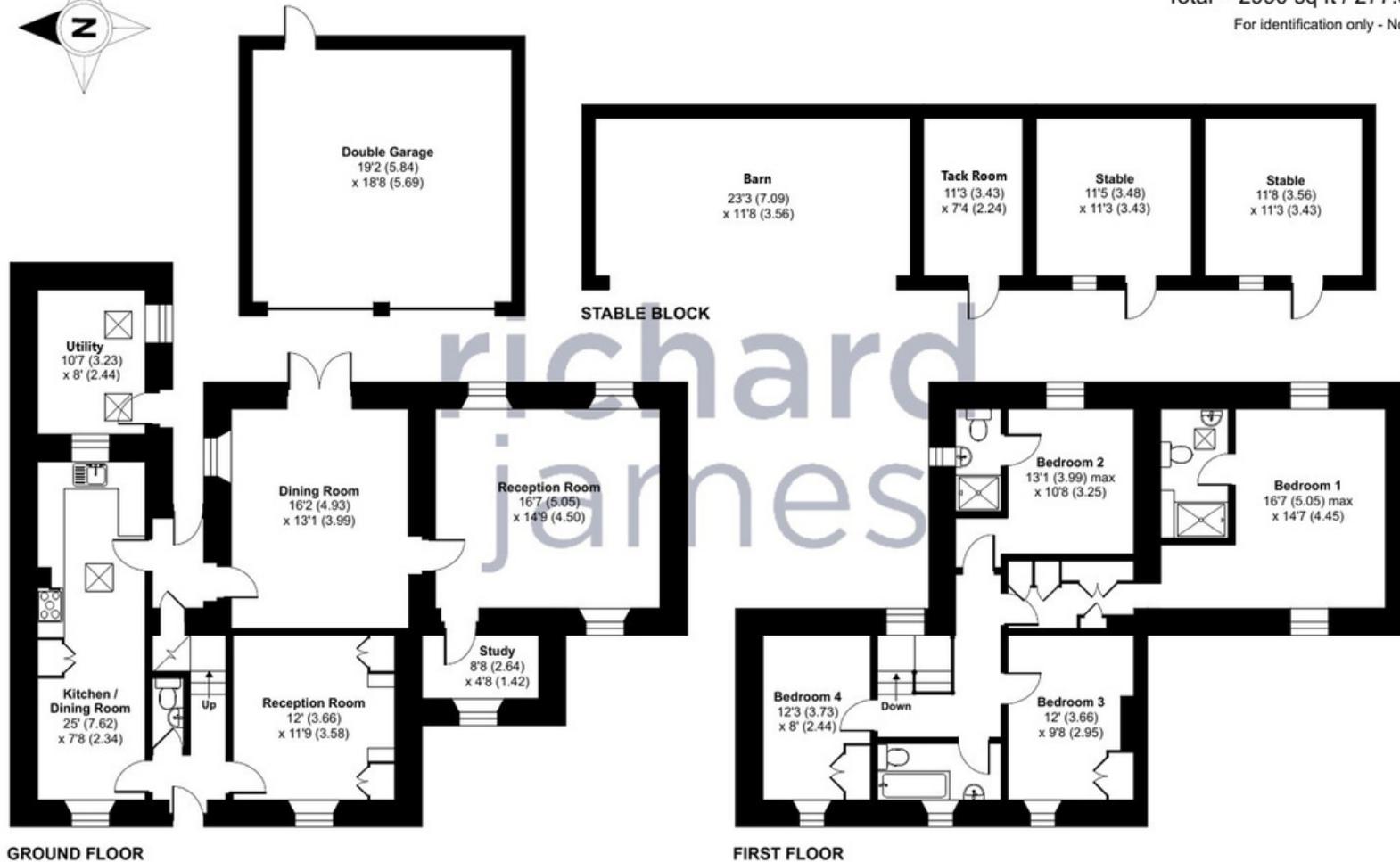
Approximate Area = 1970 sq ft / 183 sq m

Garage = 357 sq ft / 33.2 sq m

Stable Block = 663 sq ft / 61.6 sq m

Total = 2990 sq ft / 277.8 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Richard James. REF: 1015142

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