



Cricklade Road, Highworth, Wiltshire SN6 7BW

Guide Price: £500,000

richard james

Village & Country Homes



Cricklade Road

Highworth

Freehold | EPC Rating - B



A unique four-bedroom detached family home situated on an expansive plot just a short stroll from the vibrant market High Street of Highworth, Wiltshire.

Step into luxury on the ground floor, where an inviting entrance hall with stairs to the first floor and convenient WC welcomes you. The open-plan living area seamlessly blends elegance with functionality, featuring a fully fitted kitchen adorned with underfloor heating, Quartz worktops and a breakfast bar which elevate the culinary experience. The kitchen is equipped with all the necessary integrated appliances, including a hob, oven, microwave, fridge, freezer, and dishwasher.

A separate utility room with garden access provides undercounter space for freestanding washing machine and tumble dryer. The dining space flows perfectly into the living area which is adorned with natural light from the large panel window and bi-fold doors, which open onto the non-overlooked South-facing rear garden - the perfect harmony of indoor and outdoor living.

Ascend to the first floor, where a landing with an airing cupboard and staircase to the second floor awaits. The fully fitted family bathroom boasts a larger-than-average bathtub for a touch of indulgence, while the second bedroom is a haven of comfort, featuring fitted wardrobes, storage, and an en-suite double shower. Two additional bedrooms complete this level.

On the second floor, a landing with a fitted wardrobe accompanies the master bedroom, offering eaves storage, Velux windows and an en-suite shower room. Externally, the space on offer is impressive! The front driveway accommodates multiple vehicles, with gated side access leading to the enclosed South-facing rear garden. The garden is crowned by a timber-built home office, equipped with power and light, providing an inspiring space for work or leisure.

This residence invites you to embrace a lifestyle of sophistication, comfort, and thoughtful design and enjoys the comforts of gas radiator central heating and UPVc double glazing throughout.

Highworth is a historic market town on the edge of the internationally renowned Cotswolds area. Highworth provides a wealth of amenities including schools, a doctors' surgery, chemist, dentist and butchers along with many restaurants, pubs and shops, including the Coop supermarket, and a Saturday market in the town square. The local, Halo leisure centre has a covered swimming pool with the football, cricket, tennis and bowls clubs close by, Wrag Barn golf club is also easily available a short drive away. Highworth town is conveniently located with good road communications via the A420 to Oxford (26 miles) as well as the A419 to the M4 (19 miles) and M5 (33miles). Train links are available 4 miles away via Swindon to all mainline stations including London Paddington (within an hour).

Council Tax Band - E (Swindon Borough Council)
EPC Rating - B







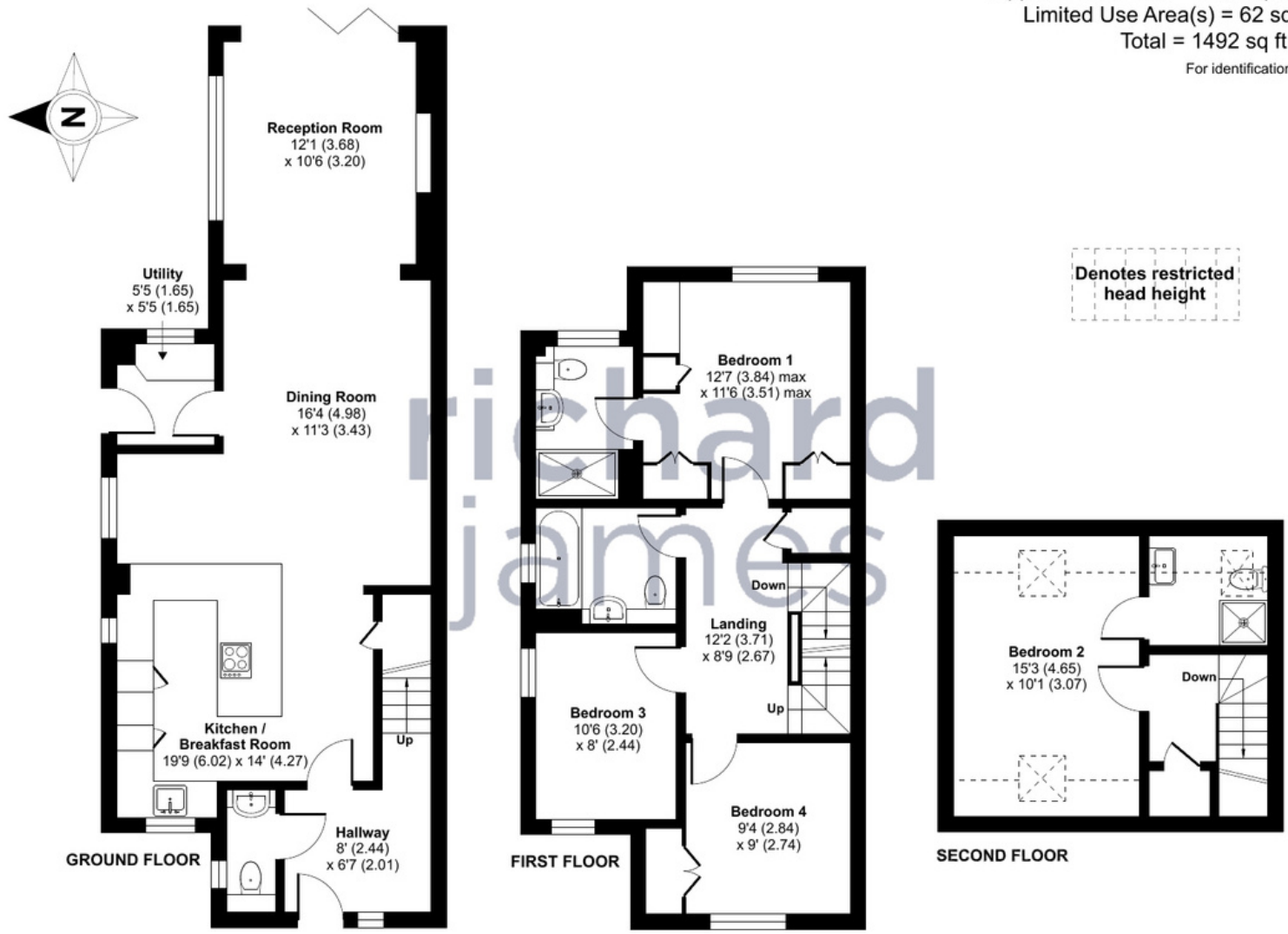






Floorplan

Approximate Area = 1430 sq ft / 132.8 sq m
 Limited Use Area(s) = 62 sq ft / 5.7 sq m
 Total = 1492 sq ft / 138.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Richard James. REF: 1062408

01793 765 292

highworth@richardjames.uk

36 High Street | Highworth | SN6 7AQ

richard james

richardjames.uk