



Brooks Cottage, High Street, Cricklade SN6 6DA

**£500,000 Asking Price**

**richard james**

Village & Country Homes





## High Street

Cricklade

Freehold | EPC Rating - E



Welcome to this well-presented Grade 2 listed cottage situated in the heart of the popular market town of Cricklade which is situated on the edge of The Cotswolds. The cottage boasts a wealth of character features and is situated within easy walking distance of all the amenities the Town has to offer.

Upon entering the property there is an entrance hall providing storage for coats and shoes and sets the tone for the rest of the property. There is a large sitting room with feature electric fireplace, engineered wood floor and exposed beams. The kitchen is a good size, with room for a table and chairs and in turn leads to a utility room, W.C and a small conservatory which leads to the large rear, west facing garden with access to a single garage and parking space which is accessed from North Wall.

There is a planning permission in place to remodel the rear of the property and create garden-facing reception room. This offers the potential to further enhance the living space and create a seamless connection between the indoors and outdoors. ref PL/2023/02101 (Wiltshire Council Planning)

To the first floor the main bedroom is situated at the rear of the property, an ensuite shower room completes this room and has been refurbished to include shower cubicle, wash hand basin and W.C. There are two further double bedrooms on the first floor and the main bathroom which has been refurbished by the current owners with a stunning, freestanding roll top bath, wash hand basin and W.C. To the second floor there is a further bedroom with ample eaves storage.

To the rear of the property there is a courtyard style garden with beautiful Holly Tree, the courtyard area in turn leads to an area laid to lawn with range of mature shrub borders, a gate leads to the single garage and parking space.





Cricklade is a 9th century Anglo-Saxon Town with many shops, public houses and leisure facilities readily available. Located between Swindon and Cirencester, the Cotswolds are on the door step with easy access to the A419 providing a road link to the M5 & M4 motorways. Swindon Railway station is 7.8 miles drive away with rail links to Bristol and London.

Council Tax Band - E (Wiltshire Country Council)  
Mains Drainage & Oil fired heating

















