



Hornbeam Grange, Cricklade, SN6 6HZ

£695,000 +VAT

richard james

Village & Country Homes



Hornbeam Grange

Cricklade

Freehold | EPC Rating - B



An exciting opportunity to acquire a pair of stylish two-bedroom holiday cottages, situated in the historic town of Cricklade, just outside the Cotswolds Area of Outstanding Natural Beauty.

Finished to exceptionally high standards, these Cotswold stone barns boast far-reaching views across rural countryside. They are approached via a private tree lined driveway with ample parking to the front and side.

Attention to detail in the properties design is self-evident, with sleek contemporary fittings and fine oak joinery and flooring throughout. The calming colour pallet, high ceilings and underfloor heating, add to the sense of understated luxury and comfort. The properties benefit from the balance of a new home structural warranty (8 years).

Each property comprises: kitchen/breakfast room, bathroom and two bedrooms. There are spacious in built storage cupboards, perfect for guests luggage. The Dairy, also features a practical utility space.

The Dairy and Parlour have proven to be extremely popular, accommodating up to 8 guests in total. They have received outstanding reviews from visitors.

Local businesses are also utilised to ensure the smooth running of a wonderful experience, from an outstanding local cleaning company, to rapport with local suppliers for welcome hampers and take-away meals

The current owners enjoy a high occupancy rate, returning an estimated annual yield of between 7.5% - 8.5% as a furnished holiday let.

The owners have worked hard to achieve and maintain strong reviews on both Airbnb and Google, both are currently over 95%."

Viewings are highly recommended.



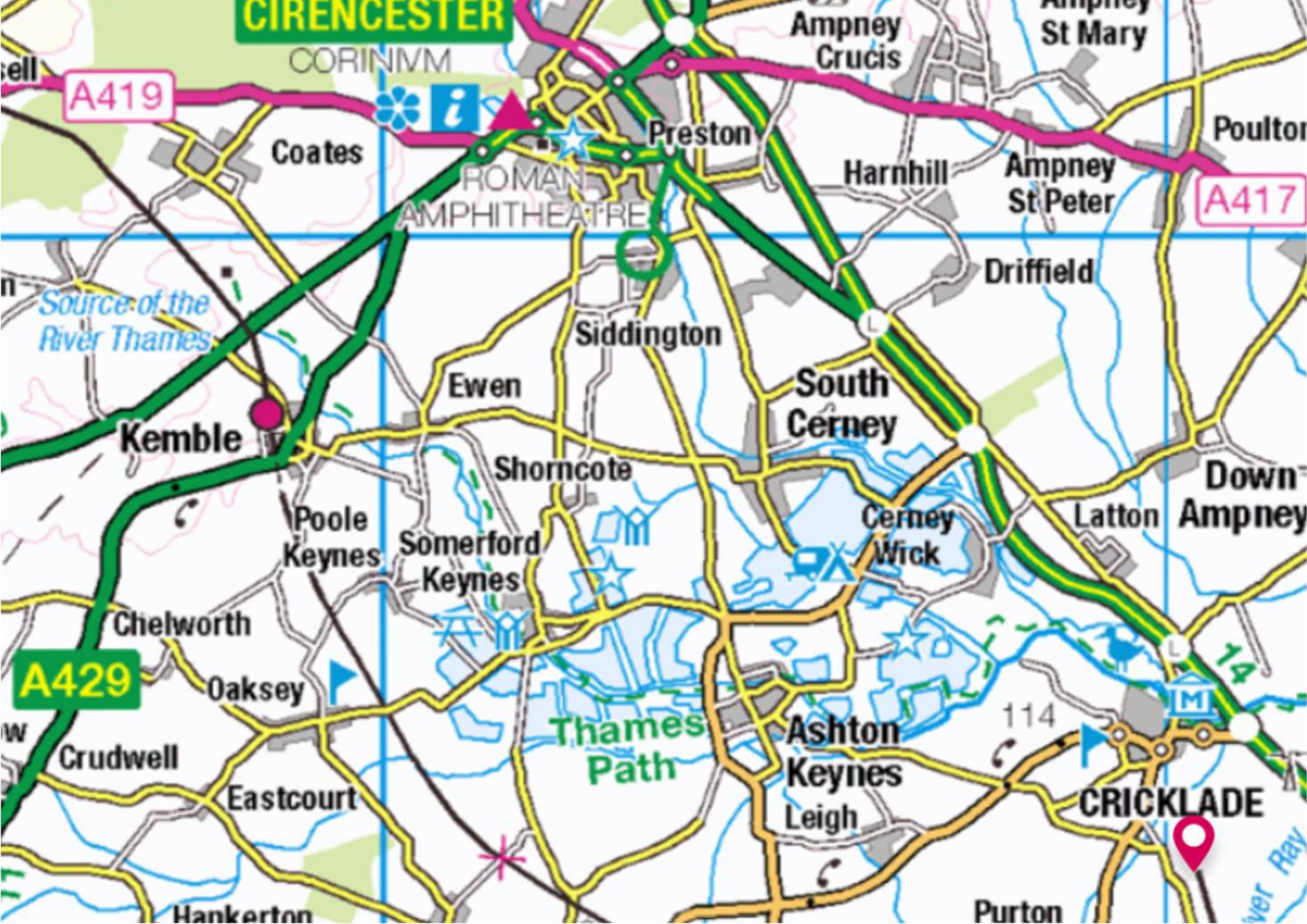
The Saxon town of Cricklade is situated on the northern edge of Wiltshire. Surrounding countryside makes it an ideal location for walking, cycling and horse riding whilst the bustling High Street offers a wide selection of amenities including a post office, four public houses, coffee shops and restaurants. A range of shops can also be found in nearby Cirencester and surrounding villages.

The properties are on the doorstep to the Cotswold Water Park, which has outstanding sporting facilities for all ages including water skiing, cable wakeboarding, sailing, wildlife walks and angling. The town is well placed for easy access to the A419/A417 providing access to Swindon and the M4 to the south and Gloucester and the M5 to the north. Swindon and Kemble train stations offer direct services to London Paddington in 55 and 85 minutes.









CIRENCESTER

CORINIVM

A419

Coates

Preston

Ampney Crucis

Ampney St Mary

A417

ROMAN AMPHITHEATRE

Harnhill

Ampney St Peter

Poulton

Source of the River Thames

Driffield

Siddington

Ewen

South Cerney

Kemble

Poole Keynes

Somerford Keynes

Shorncote

Cerney Wick

Latton

Down Ampney

Chelworth

A429

Oaksey

114

Thames Path

Ashton Keynes

Leigh

CRICKLADE

W

Crudwell

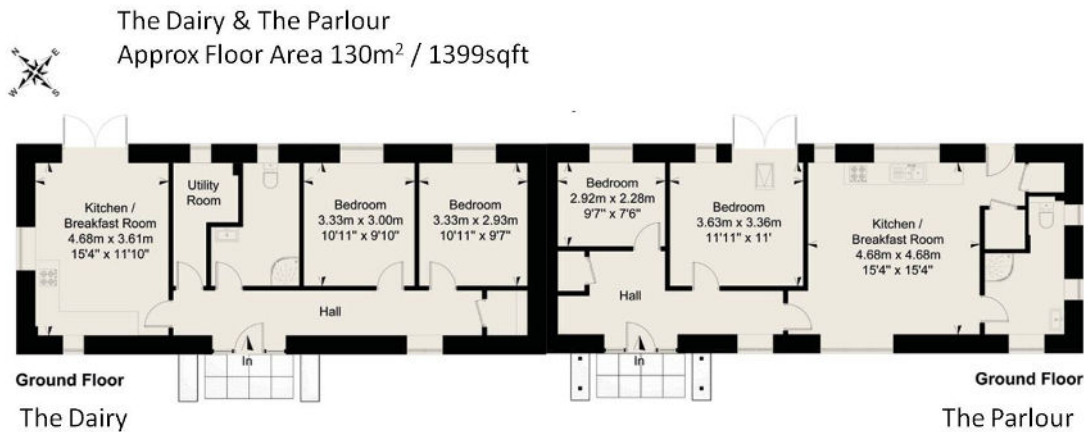
Eastcourt

Hankerton

Purton

River Ray

Floorplan



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2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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Richard James Highworth

01793 765 292

highworth@richardjames.uk

36 High Street | Highworth | SN6 7AQ

richard james

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