



The Leaze, Parsonage Farm Close, Cricklade, SN6 6LY

**Guide Price: £500,000 - £525,000**

**richard james**

Village & Country Homes



## The Leaze

FREEHOLD

Council Tax Band -E | EPC Rating - D



Situated in a tranquil location yet conveniently close to the amenities of this popular town, this substantial detached period home features attractive gardens, ample parking, Solar Panels and a garage. The surprisingly spacious accommodation includes four double bedrooms, a bathroom, a shower room, four reception rooms, a kitchen, a utility room, and a downstairs cloakroom.

Entering the property, you are welcomed by an entrance hall with stairs leading to the first floor, a storage cupboard, and a WC with a washbasin. Straight ahead is the large living room, originally two separate rooms, now enhanced with two box bay windows, a garden door, and two feature fireplaces.

The expansive L-shaped dining room to the right, with bifold doors opening to the garden, is perfect for entertaining. A door from the dining room leads to a useful study, which could serve as a fifth bedroom if needed.

To the left of the hall is a breakfast room that connects to the well-equipped kitchen, offering ample storage and appliance space. The ground floor is completed by a utility room providing additional storage and appliance space.

Heading upstairs, the first-floor landing provides access to four double bedrooms, each with built-in wardrobes, along with a family bathroom and a recently re-fitted shower room.

The property occupies a generous 0.20 acre plot with a driveway providing plentiful parking and access to the garage. The large, enclosed rear garden features a lawn, patio areas, and a selection of mature plantings, creating a peaceful outdoor retreat. You will also find a summer house with power and separate shed in the garden.



Cricklade is a 9th century Anglo-Saxon Town with many shops, public houses and leisure facilities readily available with 5-10 minutes walk. 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, Bath and London.











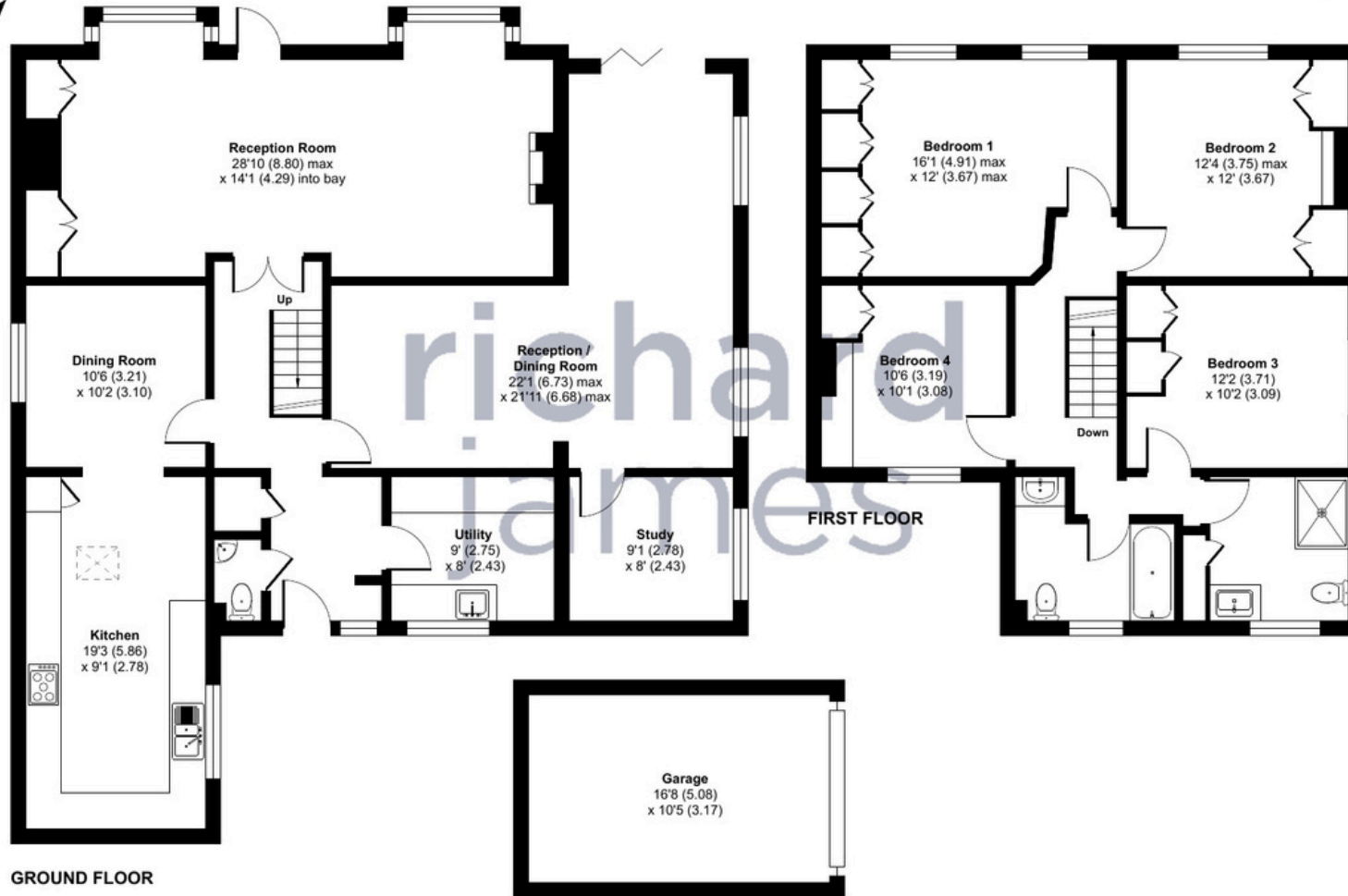
# Floorplan

Approximate Area = 2169 sq ft / 201.5 sq m

Garage = 173 sq ft / 16 sq m

Total = 2342 sq ft / 217.5 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 2024. Produced for Richard James. REF: 1149431

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