



14 Cricklade Road, Highworth, SN6 7BL
Guide Price: £475,000 - £500,000

richard james

Village & Country Homes



Cricklade Road

FREEHOLD

Council Tax Band - E | EPC Rating - D



Nestled in the heart of history, this charming four-bedroom cottage, dating back to 1652, offers a perfect blend of period charm and modern comfort. Just steps away from the vibrant High Street, the cottage has been thoughtfully refurbished to enhance its original features, including exposed stonework and timber beams.

As you enter, you'll be welcomed by a spacious entrance porch that leads to a cozy reception hall, complete with a fireplace and flagstone flooring. The inviting sitting room to the left, featuring a wood-burning stove and French doors that open to the serene rear garden, promises a warm and relaxing space. The large, separate dining room to the right, adorned with a fireplace and exposed brickwork, flows seamlessly into a handcrafted wooden kitchen - a delightful setting for culinary creations. A utility room, store room, and workshop add convenience and ample storage space at the rear.

Upstairs, the split-level galleried landing guides you to the luxurious master bedroom, which includes a walk-in wardrobe and an ensuite shower room. Three additional well-appointed bedrooms and a spacious family bathroom, boasting a walk-in double shower and a classic claw-foot bath, complete the upper floor.

Outside, the beautifully landscaped walled courtyard invites you to unwind under the timber pergola, with gated access providing privacy and a variety of outdoor lighting adding a touch of elegance. The cottage is equipped with gas-fired radiator central heating and fully uPVC double glazed windows, ensuring comfort throughout the seasons.



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, golf and bowls grounds close by. Highworth town is conveniently located with good road communications via the A420 to Oxford as well as the A419 to the M4 and M5. Train links are available 4 miles away via Swindon to all mainline stations including London Paddington.











Floorplan

Approximate Area = 1454 sq ft / 135 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: 1173265

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