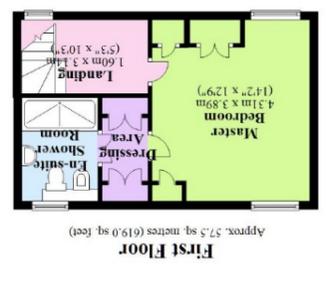
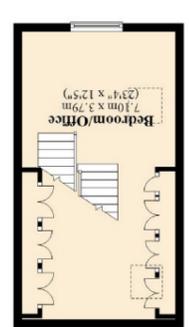
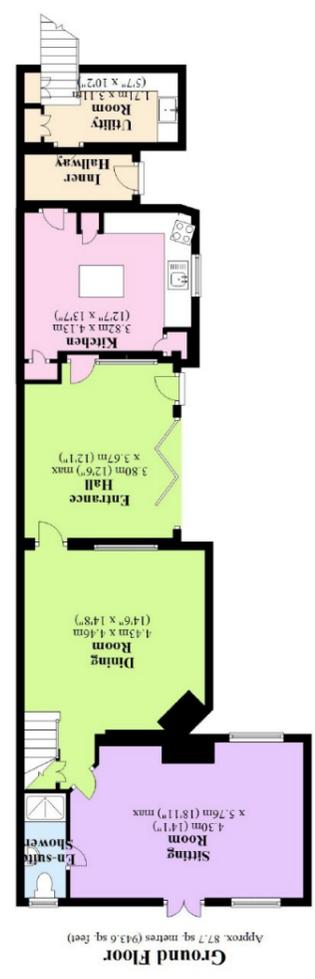




Total area: approx. 145.2 sq. metres (1562.6 sq. feet)



Hobbits, Horse Fair Lane, Cricklade, Wiltshire, SN6 6BN

AN ABSOLUTE GEM OF A PROPERTY. Quietly located in this historic and popular town, with good access to the larger towns of Swindon and Cirencester. The property has undergone a comprehensive refurbishment by the current owner. Accommodation:- Large entrance hall with atrium window, two Reception rooms, two/three bedrooms, two shower rooms, pretty garden and off street parking for two vehicles.

- Historic Town
- Light and spacious
- Newly Refurbished
- Two Reception Rooms
- Two/Three Bedrooms
- Pretty Garden
- Off-Street Parking



The property is approached over a drive, with parking for several vehicles. The pretty rear garden is laid predominantly to patio with raised flower beds and a pond. The garden offers a high degree of privacy.

CRICKLADE

Hobbits is situated just to the south of the centre of Cricklade which itself lies to the south of the Wiltshire/Gloucestershire border in the Thames Valley. It is almost equidistant from Cirencester to the north, and Swindon to the south. It is an attractive old town with origins dating back to the Roman Road from Silchester to Cirencester. By the 9th Century it had developed into an important Saxon settlement when the borough formed part of the Wessex fortifications against the Danes. The modern Cricklade provides a good range of local shopping and recreational facilities, as well as an infant school, a co-educational preparatory school and a local primary school. There are two doctor's surgeries, a dentist, optician, hairdressers, Tesco supermarket, post office, places of worship and hostleries within walking distance of the house. The town has benefited greatly



from having a by-pass and the much improved A419, which is virtually dual carriageway its entire length, link the M4 at Swindon with the M5 at Gloucester. Both motorways are therefore very accessible, bringing London, The Midlands, Bristol and the South West into comfortable driving distance. By train, services from Swindon to London (Paddington) are scheduled at 55 minutes, to Bristol and Bath at 45 and 25 minutes respectively.

THE PROPERTY

Hobbits is an unusual and interesting property that will appeal to those looking for a comfortable home, away from the hub of the High Street. Built in the early 1990's, the property is in the curtilage of number 92 High Street. The current vendor has undertaken a comprehensive and tasteful renovation of the property, which has been finished to a very high standard.

The property is entered into a light and spacious hall with an atrium window and bi-fold doors. To the left of the entrance, the dining hall with vaulted ceiling, features a stone-built fireplace, inset with gas fire and with the potential to use as an open fire. Light oak beams and floor are a feature of this room. Beyond the dining hall, the sitting room/bedroom three is a light and airy room with a stone fireplace and also with oak flooring and french doors leading out to the garden. A door leads from the sitting room to a shower room, which enables this room to be used as a bedroom.

A very attractive oak staircase (with under-stairs cupboard) rises to the first floor and a minstrels gallery with a small stained glass window. There is a large double bedroom with dual aspect windows. There is a dressing area and shower room, fitted with a large shower, wash-hand basin and WC.

Returning downstairs and through the entrance hall into the kitchen, one's eye is immediately drawn to the round stained glass window and vaulted ceiling. The kitchen is fitted with a range of base and eye-level units with work surfaces over, built-in double oven and gas hob, an integrated dishwasher, space for a large fridge/freezer, a full size larder and a cupboard.

Beyond the kitchen is a utility room, fitted with a range of cupboards with solid oak work-surfaces over, a Belfast sink,

SERVICES

Mains electricity, gas, mains water and mains drainage. Gas central heating. Telephone lines subject to the usual transfer regulations. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

LOCAL AUTHORITY

Wiltshire Council, Trowbridge, Wiltshire, BA14 8JN. Tel: 0300 456 0100. www.wiltshire.gov.uk. Council tax band: C

ROUTE TO VIEW

On entering Cricklade from the A419 and before reaching the High Street, turn right into Horse Fair Lane. The property will be found on the left hand side of the road.

Disclaimer Notice

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract, all descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither we nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of the company have any authority to make any representation or warranty whatsoever in relation to this property, any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.

