



**57 Chelworth Road**  
Cricklade

**£360,000**

**HENRY GEORGE**  
VILLAGE

## 57 Chelworth Road, Cricklade, SN6 6HL

A well presented four bed semi-detached property tucked away down along a quiet road in the desirable market town location of Cricklade. The property briefly comprises: sitting room, kitchen/family room/dining room, sun room, downstairs bathroom, four bedrooms and a shower room. To the rear there is a stunning, well-kept rear garden with wonderful views together with parking for two cars.

- Desirable Location
- Four Bedrooms
- Fantastic Sized Kitchen/  
Family Room
- Beautiful Rear Garden
- Parking For Two Vehicles



To the front of the property there is parking for two cars. A pathway leads to the porch area and also leads up the side of the property with gated access to the rear garden.

The rear garden is a fantastic size and really well presented with a paved sun terrace to the front of the garden with a path leading down to the bottom laid mainly to lawn with beautiful well-kept flower beds, productive vegetable garden, two sheds, greenhouse and wonderful views to open fields beyond.

## CRICKLADE

Cricklade 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 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 is also two doctor's surgeries 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

A beautifully presented semi-detached property ideally located along a quiet lane and yet within walking distance of the High Street and well supported local amenities.

A useful entrance porch leads into the good sized sitting room with wonderful bay window to front allowing in plenty of light and a cast iron fireplace with timber surround inset with electric fireplace and characterful beamed ceiling. A door leads through to the kitchen/ family/dining area. The attractive, newly fitted kitchen has an array of matching base and eye level cupboards with integrated electric oven with electric hob over and space and plumbing for washing machine/ tumble dryer. The kitchen has been extended by the current vendors and provides space for dining room and a family area. The kitchen leads through to the utility/sun room which in turn leads to the garden. There is also a family bathroom with three piece suite and a useful, large storage/ pantry cupboard.

Stairs rise from the sitting room to the first floor which comprises generous master bedroom with

dual aspect to the front and has ample built-in storage. There are a further three bedrooms and a newly fitted shower room with shower, basin and W.C.

The property is double glazed throughout and also benefits from an oil fired central heating system with

## SERVICES

Mains electricity, water and mains drainage. Oil 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).

### ROUTE TO VIEW

On leaving the A419 North at Cricklade proceed towards the High Street, turn left onto the High Street at the roundabout, at the next roundabout take the third exit and proceed down the A4040 and take a left into The Fiddle, follow the road to the T junction and then take a right turn onto Chelworth Road, proceed down Chelworth Road and the property will be on the right hand side.

### CONTACT

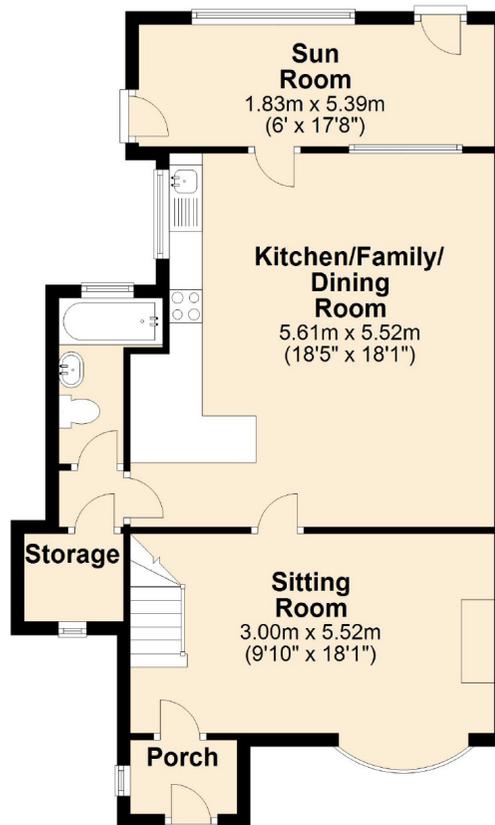
For further enquiries or if you would like to arrange a viewing of the property please call Henry George Village on 01793 534534 or email [swindon@henrygeorge.co.uk](mailto:swindon@henrygeorge.co.uk)

### 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.

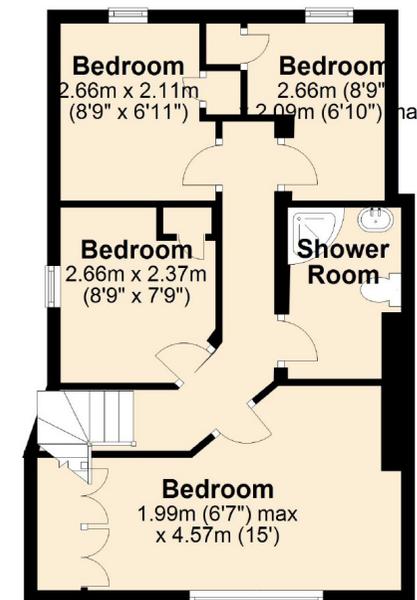
### Ground Floor

Approx. 65.3 sq. metres (702.9 sq. feet)



### First Floor

Approx. 43.7 sq. metres (470.9 sq. feet)



Total area: approx. 109.1 sq. metres (1173.8 sq. feet)

