

# 1 – 4 UPTON COURT

LATTON, WILTSHIRE

PRELIMINARY BROCHURE



PLOT 1

MOORE & ALLEN  
— & INNOCENT —

1 – 4 UPTON COURT  
LATTON  
WILTSHIRE  
SN6 6EG

Located towards the edge of the village lies this small development of just four detached Cotswold stone constructed family homes.

**PLOT'S 1 & 4:**

- Four bedrooms and three bathrooms
- Large 'live-in' Kitchen
- Gross internal floor area 148 sq ft
- Garaging

**PLOT'S 2 & 3**

- Four bedrooms and two bathrooms
- Two reception rooms
- Gross internal floor area 147 sq ft
- Garaging

**PRICE**

PLOT 1 : £625,000

PLOT 2 : £585,000

PLOT 3 : TO BE RELEASED

PLOT 4 : TO BE RELEASED



## LOCATION

Latton lies on the borders of Gloucestershire and Wiltshire some seven miles to the south of Cirencester. The village has a parish church, village hall and playing fields. Nearby Cricklade provides a good range of basic day to day amenities to include doctor's surgery, primary schooling and convenience stores.

The village is well located for access to the M4 (junction 15 c.12 miles) and M5 (junction 11A c.21 miles). Swindon lies to the south and offers a selection of amenities. There is a regular train service from Swindon to London Paddington with journey times under the hour.

## THE PROPERTY

Located on the northern edge of this flourishing village lies this small development of just four detached family homes. Each traditionally constructed of natural stone elevations set beneath a pitched blue slate roof, each offering a well-designed layout to embrace modern day living. Of the four homes there are two designs extending to approximately 148 sq m.

Plot's 1 and 2 are now being released with anticipated completion set for late summer / early autumn 2021. Each house will be well-appointed with fitted kitchens incorporating domestic appliances. Quality ceramics to bathrooms. Heating by means of air source heat pumps.

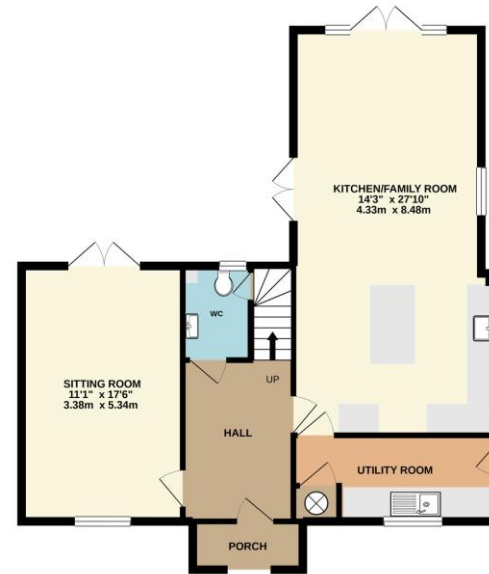
## GENERAL INFORMATION

Each property will be freehold. Mains water and electricity are connected, private drainage system. Air sources heat pumps. Cotswold District Council, Cirencester (01285) 623000. Council tax band 'tba' and EPC Band 'tba'.

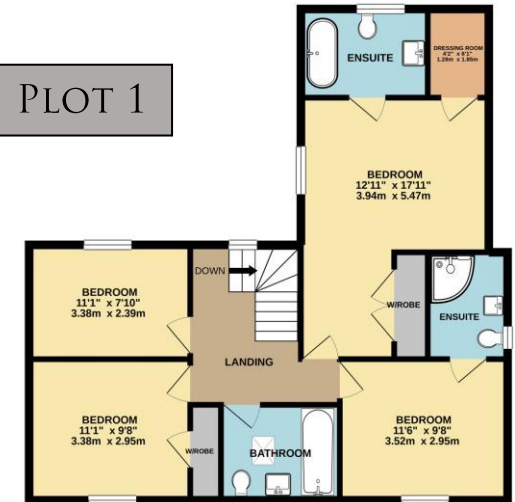
**Agents Note:** This is a preliminary brochure, during the construction stage the developer reserves the right to make alterations and change of specification, please enquire of the selling agents of any changes. Please be advised that this is a working site, to comply with Health and Safety Regulations all viewings *must be* accompanied.



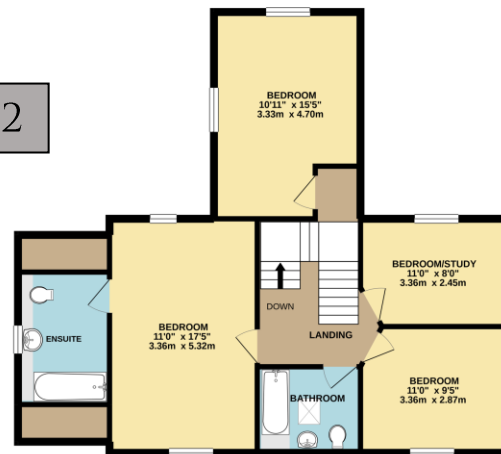
PLOT 2



PLOT 1



PLOT 2



PLOT 1



PLOT 1

### DIRECTIONS

Leaving Cirencester to the south (Swindon direction) on the A417. Leave the dual carriageway signpost to Ashton Keynes B4696, at the roundabout take the second turning signpost to Latton 2 miles. On entering the village take the second turning left leading into Gosditch. Proceed towards the church turning right into Upcott, the development will be found towards the end on your right.

#### DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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