

Perry Bishop
and Chambers

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Collett Place, Latton, SN6 6EH



Delightful detached family home | Four generous bedrooms
Three reception rooms | Refitted kitchen and separate utility room
Dining conservatory | EPC D

£525,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Collett Place, Latton, SN6 6EH



4 Bedrooms



2 Bathrooms



3 Receptions

A delightful four bedroom detached family home, nestling in a select cul-de-sac in this ever-popular village of Latton, on the outskirts of Cirencester. The light and airy accommodation boasts well-proportioned rooms and a lovely re-fitted kitchen/breakfast room. The property sits on a generous-sized plot, enjoying a south-facing garden.

The accommodation is arranged over two floors and is approached into a welcoming entrance porch where there are stairs to the first floor and a storage cupboard. The cloakroom has a white suite. The sitting room has an attractive fireplace with fitted gas fire and a bay window to the front. Double doors lead through into the dining room, which has French doors leading into the rear garden.

The study is light and airy and has a bay window facing the front. The kitchen/breakfast room has recently been refitted and has a lovely range of wall and base units with integrated appliances and a breakfast bar; opening up into the conservatory where you can enjoy sitting and looking out

over the garden. The utility room completes the downstairs accommodation, where there is a newly installed boiler and doors to rear garden.

At first floor level the landing leads to four well-proportioned bedrooms, all having fitted wardrobes and the family bathroom. The master bedroom has the added benefit of an en-suite shower room.

Outside, the property offers driveway parking which leads to a single garage with up-and-over door. The front garden is predominantly laid to lawn where a pedestrian access leads to the generous rear garden that is well-enclosed and offers a good degree of privacy, again laid to lawn with flower and shrub borders and a paved patio.





Amenities

Latton is a small village just a short distance from Cricklade, a historical and picturesque town in north Wiltshire, and is half way between Swindon and Cirencester. The village is surrounded by lovely countryside and is ideal for walking, riding and cycling. Just south of the village is Cricklade's North Meadow, which is now a National Nature Reserve, and home to the rare 'Snakeshead Fritillary' which flower in April. The village is at the southern gateway to the Cotswold Water Park, which offers sailing, water/jet skiing, fishing, and bird watching. The nearby town of Cricklade offers a museum and many fine shops, pubs and restaurants.

Directions

From Cirencester take the A419 South towards Swindon and after a few miles exit towards Latton and Ashton Keynes. Take the second exit off the roundabout and continue into the village of Latton on the Cirencester Road. Continue into the village and the cul-de-sac can be found on your left hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, water, septic tank and local sewerage system. Fees for sewerage plant is £40 per month. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

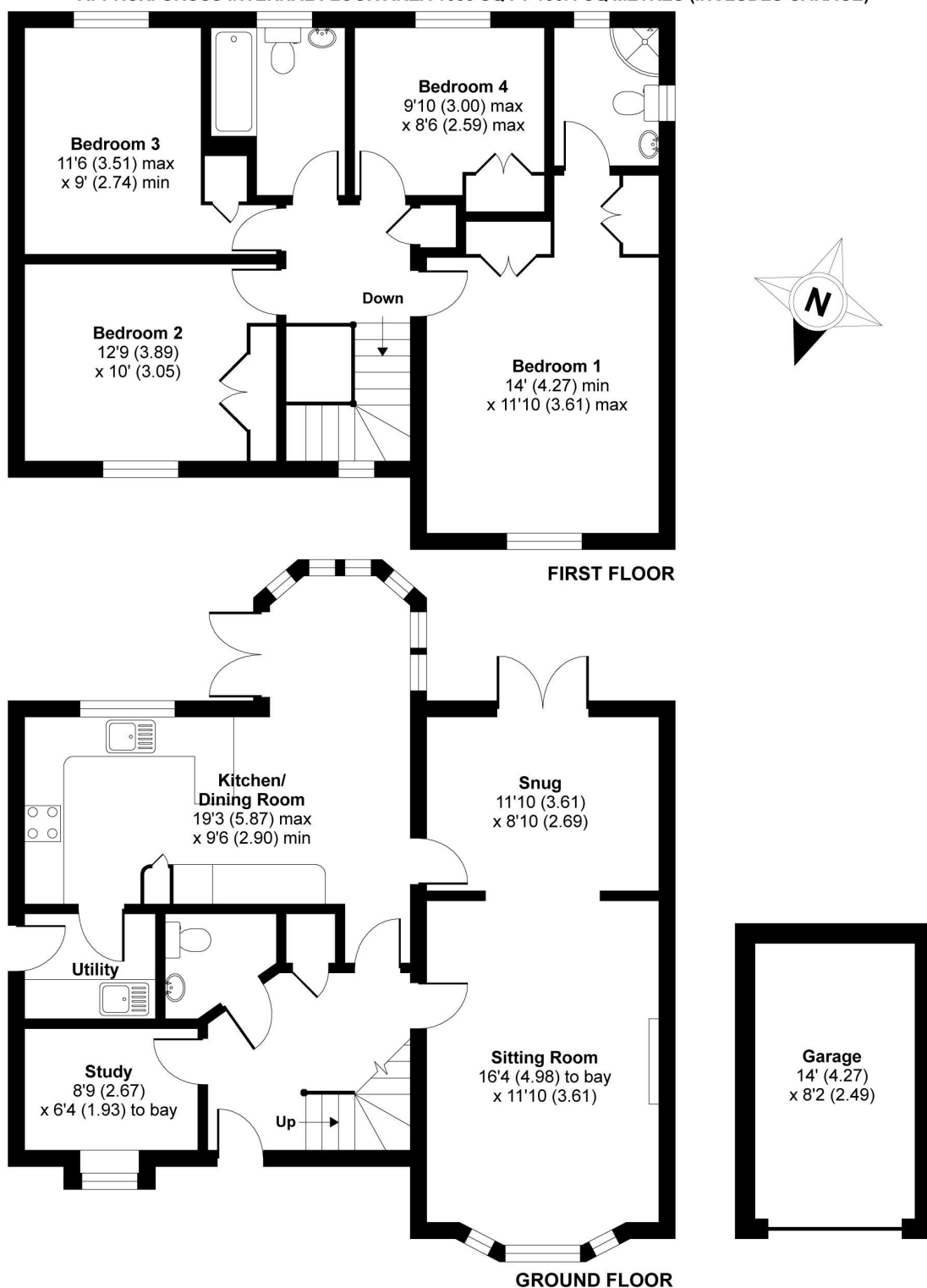
Wiltshire District Council

Ref: CIR3973/MM/71020113



Collett Place, Latton, Swindon, SN6

APPROX. GROSS INTERNAL FLOOR AREA 1683 SQ FT 156.4 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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