



THE OLD BAKERY

80 High Street, Cricklade, Swindon, Wiltshire



THE OLD BAKERY 80 HIGH STREET, CRICKLADE

A pretty period townhouse set in the heart of this historical North Wiltshire town with a wealth of character, a walled garden, parking and a garage.

   **EPC**
5 3 2 E

Local Authority: Wiltshire Council Council Tax band: F Tenure: Freehold

Services: Mains electricity, water and drainage. Gas central heating.

Distances: Cirencester 7 miles | Swindon 11.4 miles | Cheltenham 22 miles | Oxford 41 miles | Bristol 43 miles. (All distances are approximate).

Directions: W3W: ///sunshine.steadily.brink

Guide Price: £895,000



THE PROPERTY

The Old Bakery is an elegant double fronted five bedroom period cottage, discreetly positioned within the historic heart of this sought-after North Wiltshire town. Arranged over three beautifully proportioned floors, the house offers light-filled, adaptable accommodation of considerable charm and character.

The interiors retain a wealth of original period features, including exposed beams, generous ceiling heights, and traditional detailing, while also presenting an excellent opportunity for sympathetic updating. The accommodation is both practical and versatile, lending itself equally well to family living, entertaining, or multigenerational use. Of particular note is the ground-floor bedroom suite, which provides valuable flexibility for guests or single-level living, as well as a self-contained flat on the first floor comprising of a bedroom, bathroom and kitchen.





SITUATION

Cricklade is a thriving, historic market town in North Wiltshire, located between Cirencester and Swindon. The town enjoys a strong sense of community and an excellent range of amenities, including several well-regarded pubs, most notably The Red Lion, as well as independent shops, two butchers, Tesco Metro, cafés, and restaurants.

Educational provision is particularly strong, with two preschools, a primary school, and Manor Preparatory School within the town, alongside a wide selection of high-quality state and private secondary schools in the surrounding area.

The town is surrounded by unspoilt countryside, with water meadows and the Thames Path lying just to the south, offering exceptional walking, cycling, and riding. Cricklade also marks the southern gateway to the Cotswold Water Park, providing a wide range of leisure pursuits including sailing, watersports, birdwatching and fishing.

Further cultural, retail, and dining amenities can be found in nearby Cirencester, often regarded as the capital of the Cotswolds.





GARDENS AND GROUNDS

To the rear of the property is a substantial garage with a hardstanding driveway, offering parking for two vehicles.

The garden is enclosed by a high stone wall, creating a secluded and peaceful setting. Mature planting, established trees, and thoughtfully arranged terraces provide a variety of outdoor spaces for relaxation and entertaining throughout the day.

A private gated access leads directly out to the town and surrounding countryside, ideal for walking and exploring the area. Further on-street parking is available close by.

High Street Cricklade, Wiltshire



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