



4 Matildas Piece, Cricklade, Swindon, Wiltshire, SN6 6NN

£325,000

cj HOLE
est. 1867

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Freehold two bedrooms, two bathrooms, semi detached house, Garden, Off Street Parking

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Cirencester Sales

1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158 | cirencester@cjhole.co.uk

A beautifully presented two-bedroom semi-detached home enjoying a desirable position within this popular development in Cricklade. The property benefits from a spacious principal bedroom with en-suite shower room, attractive front and rear gardens, and off-road parking for two vehicles. Built to a high standard and offered with the remaining three years of a 10-year NHBC warranty, ideal home for first-time buyers, downsizers or investors.

Nestled on the northern edge of Wiltshire and often referred to as the "First Town on the Thames", Cricklade is a charming and historic market town that offers an exceptional blend of countryside tranquillity and modern convenience. Rich in heritage, the town boasts attractive period architecture, a thriving community spirit, and a picturesque setting surrounded by the beautiful Cotswold Water Park and rolling rural landscapes. Residents enjoy a range of local amenities including independent shops, cafés, pubs, healthcare facilities and well-regarded schools, all contributing to a relaxed and welcoming way of life. Cricklade's bustling high street and regular community events create a vibrant atmosphere throughout the year, while numerous walking, cycling and wildlife trails provide excellent opportunities to explore the surrounding countryside. Ideally positioned for commuters, Cricklade offers easy access to Swindon, Cirencester, Cheltenham and the wider motorway network via the A419 and M4. Combining historic character, a strong sense of community and excellent connectivity, Cricklade remains one of North Wiltshire's most desirable locations for families, professionals and those seeking a quintessential English market town lifestyle.

Situated within the highly sought-after development on the edge of the historic market town of Cricklade, this beautifully presented two-bedroom semi-detached home offers stylish and practical accommodation, ideal for modern living. Finished to an excellent standard throughout, the property has been exceptionally well maintained by the current owners and is presented in move in ready condition. The accommodation is light and welcoming, with well proportioned living spaces designed to meet the needs of a range of buyers, from first time buyers, young professionals and those looking to downsize.

The first floor features two bedrooms, including a generously sized principal bedroom benefiting from its own en-suite shower room, while a separate family bathroom serves the remaining accommodation.

Outside, the property enjoys attractive front and rear gardens, providing space to relax, entertain and enjoy the outdoors. To the rear of the property is private off-road parking for two vehicles, adding further convenience.

Further peace of mind is provided by the remainder of the NHBC warranty, with approximately three years remaining, making this an excellent opportunity to acquire a modern home in one of Cotswolds most desirable locations.

Services

Mains electricity, gas, water and drainage..
Gas Central heating and double glazing
Wiltshire County Council

I.D checks.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We do not receive any of the fee taken by Lifetime Legal.



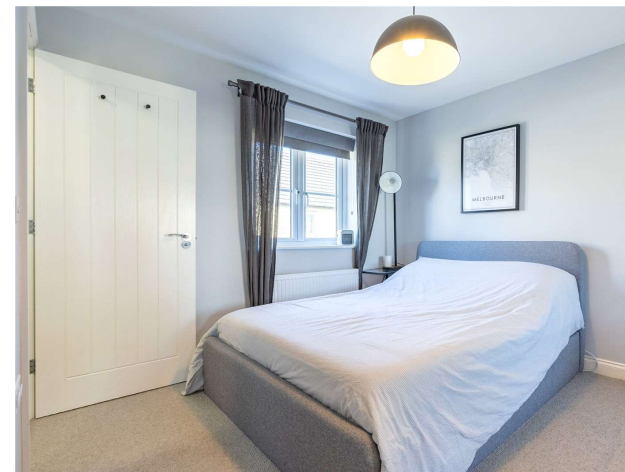
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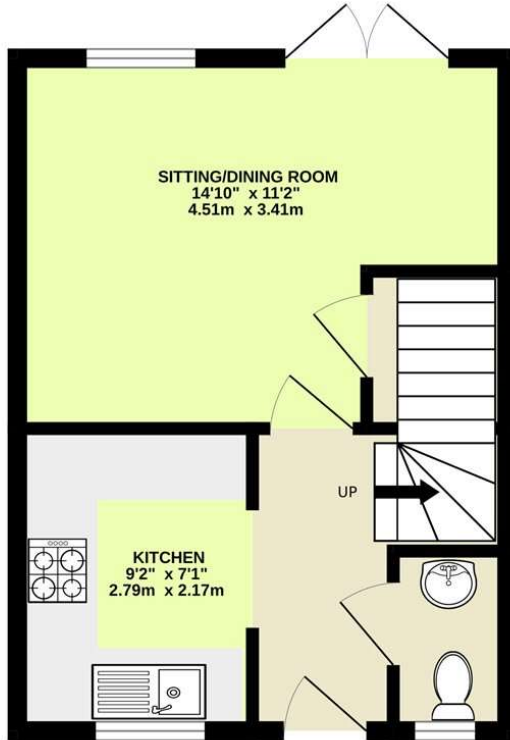
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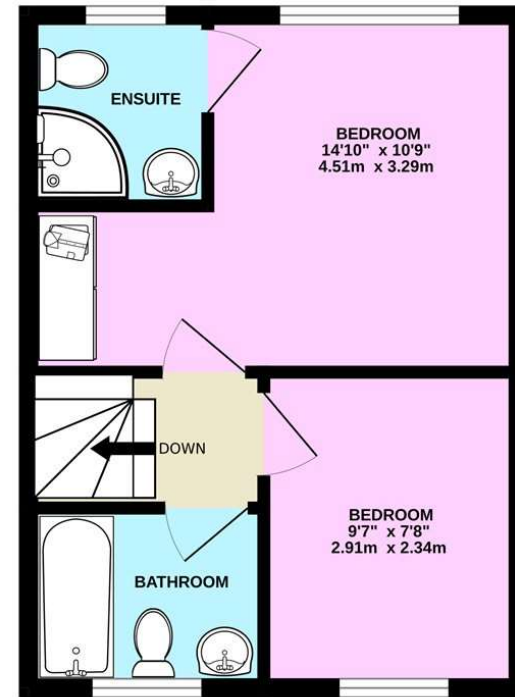


Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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