

PerryBishop

PROPERTY MADE PERSONAL



Willowfield House, Common Hill, Cricklade, Wiltshire, SN6 6EZ

Offers in Excess of **£1,100,000**

Willowfield House,

Common Hill, Cricklade, Wiltshire, SN6 6EZ

Key Features



7
Bedrooms



4
Bathrooms



4
Receptions

- Stunning and Substantial Modern Detached Family Home
- Seven Bedrooms
- Two Separate Receptions Rooms
- Striking Kitchen Dining Family Room
- Four Bathrooms, Utility and Cloakroom
- Garage plus ample off street parking
- Landscaped southerly facing rear garden
- EPC: B

About the property

Sitting on the westerly outskirts of the popular town of Cricklade with a rural backdrop, yet still half a mile's walk from the centre of the High Street is this stunning and substantial, seven bedroom, four bathroom modern detached family home. The property further benefits from two separate receptions rooms, a striking open kitchen dining and family room, ample off street parking, garaging, landscaped southerly facing rear garden with garden kitchen overlooking fields beyond... Must be seen to be fully appreciated.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Cricklade is a small picturesque town in north Wiltshire, half way between Swindon and Cirencester, surrounded by lovely countryside and is ideal for walking, riding and cycling. At the

north of the town is North Meadow, now a National Nature Reserve, and home to the rare 'Snakeshead Fritillary' which flowers in April.

The town is at the southern gateway to the Cotswold Water Park which offers sailing, water/jet skiing, fishing, and bird watching. The town also offers a museum and many fine shops, pubs and restaurants.

There is a state primary school and also an independent school. There are good motorway links with the M4 and M5 via the A419 and there is a bus service to Cirencester, Swindon, Ashton Keynes and Wootton Bassett.

Directions

From our office in Cirencester follow the A419 towards Swindon. Take the exit signposted Cricklade. Proceed over the roundabout and follow the road into Cricklade. At the mini roundabout turn left onto the High Street, continue to the next mini roundabout and take the second exit to your right. Follow the road bearing left at the next roundabout on to Common Hill and the property can be found little way down on the left hand side.

What Three Words: [encodes.compiler.revamping](https://www.what3words.com/)

Services & Tenure

The tenure is Freehold.

Local Authority

Wiltshire Council

Council Tax Band: G

Our reference

CIR/SW/EN/29042025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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what the owner said

Willowfield House is a truly unique (grand designs) style property, in the beautiful friendly town of Cricklade. It benefits from the conveniences that a small town can offer, with an award winning butchers, hardware store, and cake shop, along with restaurants, a local hotel & spa and hostelryes.

Cricklade has a variety of both specialist public, private schools and nurseries on your doorstep, along with an active community owned sports centre.

Situated on the town's periphery, the house is meters away from quiet lanes, public footpaths, lakes and parks. The house will take you by surprise as soon as you walk in through the front door. With its modern open plan living, two large reception rooms and its over 30ft long kitchen family room with views out to the open aspect garden. It has character features, such as two stone fireplaces with log burners, travertine and Welsh slate underfloor heated flooring over the first two floors and a large barn style floor to ceiling window that spans all three storeys of the property.

As you take your way up to the first and second floors, the amount of space does not disappoint. All five currently functioning bedrooms (four with access to their own bathroom, two wet rooms and two bathrooms with bath & shower) are double. With an additional shared space that houses a pool table. The final top floor also has two additional rooms that have flexible options and are currently both used as studies.

This house is all about space and light and the expansive view. If you want to be close to the amenities but feel like you are in the country, this house provides. It's a great family and party home, flanked by friendly neighbours and surrounded by a lovely community.











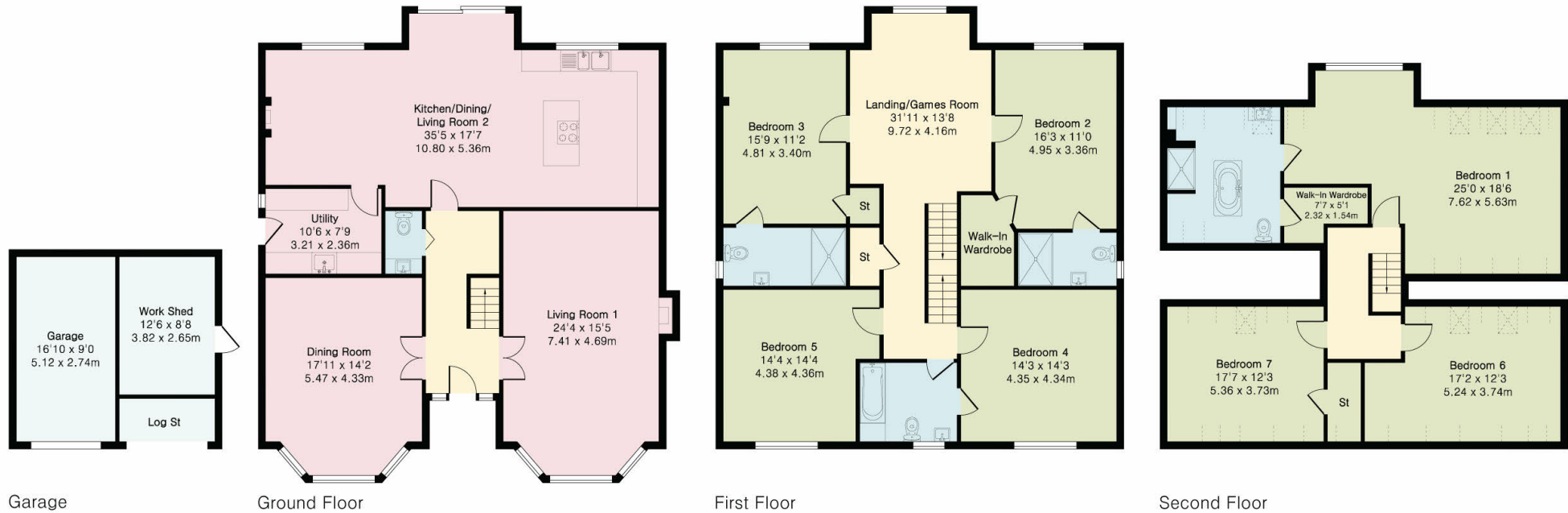
Approximate Gross Internal Area 3916 sq ft - 364 sq m

Ground Floor Area 1328 sq ft - 123 sq m

First Floor Area 1299 sq ft - 121 sq m

Second Floor Area 988 sq ft - 92 sq m

Garage Area 303 sq ft - 28 sq m



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

