

3 LONG ROW

Castle Eaton, Wiltshire



MOORE ALLEN
& INNOCENT

3 LONG ROW

£ 1,095 PCM

Castle Eaton, Wiltshire

A newly renovated and beautifully appointed, two double bedroom period cottage occupying a picturesque central location within this pretty rural village on the Gloucestershire /Wiltshire border.

Accommodation

Available immediately and for a long let if desired, the deceptively spacious mid-terraced cottage has been completely and meticulously renovated to an exceptionally high specification and offers a stylish contemporary feel yet retaining and enhancing much of the original character features of the period such as the attractive exposed stonework and ornate timber beams.

Set back from the road and approached via a pretty open-plan front garden, the unfurnished and centrally heated accommodation comprises a good-sized, dual fronted sitting room with an impressive stone fireplace with a brand-new inset log-burner.

In addition, there is a wonderfully light and spacious kitchen diner at the rear of the cottage, with views and access to the rear garden and covered porch. The newly installed fitted kitchen features an extensive range of shaker style base and wall mounted units together with an integrated fridge /freezer, double oven and dishwasher - as well as providing ample space for a dining table and chairs. Leading off the kitchen, there is a useful side hallway providing ancillary storage space and a great space for muddy boots, coats, bikes, and such like.

To the first floor the cottage benefits from two double bedrooms – including the generously proportioned master bedroom with its beautiful, exposed timber features.

Also of note on this level is particularly well -appointed family bathroom featuring high quality fittings in a luxurious contemporary style and benefitting from a modern bath suite with a fitted shower over.

Externally, there is a sizable and well-established open plan front garden whilst to the rear is found a smaller, enclosed garden, with lawn, pond and mature shrubs together with a greenhouse and useful stone shed. A pedestrian gate leads to a private lane at the rear and provides off-street parking for use by the residents.

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Heating is supplied via a gas-fired central heating system feeding radiators and Gigaclear ultrafast fibre broadband is also now available within the village and ideal whether for streaming entertainment or home working.

Available immediately and for a long let if desired, properties of this calibre are rarely available to the market for long and we would therefore urge an early viewing to avoid disappointment.

Close to Home

Castle Eaton is a pretty village on the Gloucestershire /Wiltshire borders surrounded by open farmland which gives the village a lovely rural feel on the approach yet remains very convenient to the arterial access roads to local centres.

The village itself is mentioned in the Domesday Book and is characterised by older buildings dating from around 1650 to 1850. There is a wonderful village community with active clubs and committees based around the Village Hall and the Red Lion public house, both within easy reach.

For day-to-day requirements, the towns of Cricklade and Fairford are within 4 and 6 miles respectively whilst more extensive facilities are available in Cirencester (c. 11 miles). Cirencester is a thriving historic market town and offers a range of boutique and everyday shopping including a large Waitrose and Tesco supermarkets, a hospital and other essential services.

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Recreational facilities include boating on the River Thames at Lechlade, leisure centres at Cricklade and Cirencester and golf courses at South Cerney and Cirencester.

The Cotswold Water Park offers a wide range of water sports including wake boarding, water-skiing, sailing and fishing as well as being nationally recognized as an important conservation and wildlife study area.

There are many primary schools in the area including at nearby Kempsford and Highworth. Local secondary education is offered at Farmor's School in Fairford and Warneford School in Highworth and there are a good number of very well-regarded private schools within the local vicinity.





Services

We understand that mains water, sewerage and electricity are connected. Gas fired heating and hot water system.

Council Tax – Band - B

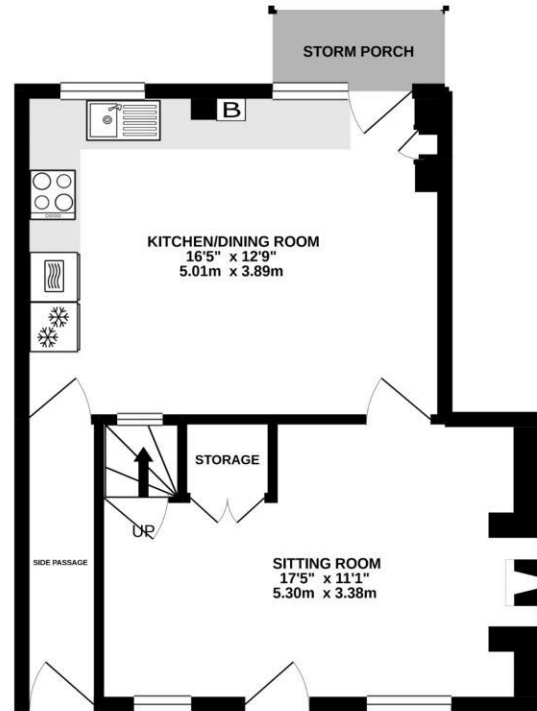
EPC – Band C-71

Viewings are strictly by appointment via the sole Agent:
Moore Allen & Innocent

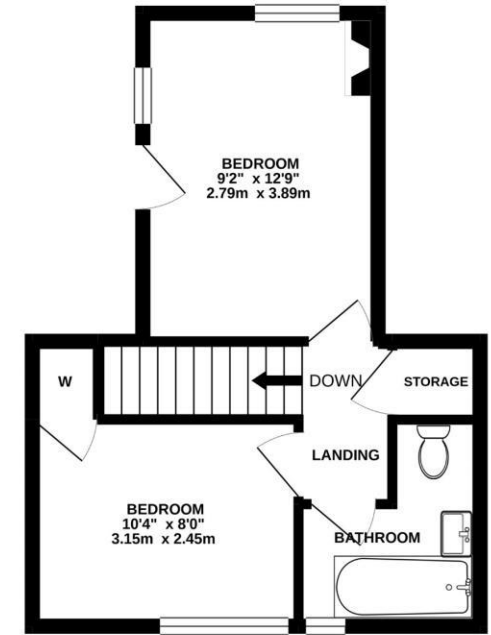


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GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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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DISCLAIMER

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