



Provender Cottage, 63 High Street, Cricklade, Wiltshire, SN6 6DA

An exemplary Grade II listed village house  
Superbly preserved original features  
2/3 reception rooms  
3 double bedrooms  
Bathroom, wetroom and further WC  
Wonderful 100ft west-facing garden  
Picturesque High Street position  
Short level walk to a range of amenities  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £625,000**

Approximately 1,600 sq.ft

‘An exemplary Grade II listed village house displaying a wealth of exceptionally well-preserved original features, coupled with a wonderful 100ft west-facing garden’

### The Property

Provender Cottage, Circa early 1700's and Grade II Listed, is an excellent example of a traditional, double-fronted, mid-terraced Wiltshire townhouse, built of Cotswold limestone under a stone-tiled roof.

Steeped in charm and history, it possesses a wealth of superbly preserved original features whilst also providing for a stylish home appropriate to modern living. Situated to the quiet end of Cricklade high street, with a good range of shops, services, health facilities, hairdressers, public houses, cafes and restaurants.

Historically comprising two cottages, in its earlier days it was variously known to be owned by a Bootmaker, a Provisions merchant and a Sign-writer. The dual-dwelling of its distant past has allowed for some interesting spaces in current use, presently providing for 2-3 receptions, kitchen, garden/breakfast room, utility room, wet-room, family bathroom and a top-floor WC, with three double bedrooms plus a dressing-room/nursery/office room.

In the mature, west-facing garden behind, there is a convenient brick-built, garden/cycle shed, plus a sizeable Victorian-style, end-of-garden Summer-

house containing a separate store area, which would perfectly provide for a peaceful studio or office space. The garden is laid out with several distinctive areas, to include a camomile and thyme herb-lawn edged by raised, well planted borders; a flagstone-laid dining area; a rockery and pond area bordered by small fruit trees and bushes which screen the end, kitchen-garden area, containing 4 x Victorian style, raised vegetable beds, set between traditional brick pathways. For many decades last century, this garden (a double-sized Saxon burrage plot) was used to provide the fruit and vegetable produce for the 'Old Stores' at no 64 The High Street, next door (which was incidentally owned by another member of the same, long-established Cricklade family). Hence the soil in the garden is of excellent, friable quality which has been well maintained over the years.

The current owners have held the property for almost 25 years and it remained within the family of the previous owners for almost a century. Importantly it also has NO ONWARD CHAIN and the owners already have another property, making a swift move very viable.

### Situation

Located at the widest, most favoured and peaceful, lower part of Cricklade High Street, (originally



known as St Mary's), Provender Cottage enjoys to the front a most attractive aspect over the town's War Memorial Cross and the C17th manor, Brook House, whilst also being just a short walk from the Infant River Thames and Cricklade's World Heritage, 'SSSI site' protecting its 100 acre Fritillary and wild flower meadows. (This protection fully prevents any development in the vicinity). Close at hand there is the Thames Path with its walking, cycling and riding opportunities and just five minutes' drive away is The Cotswold Water Park which offers a wide variety of outdoor activities including sailing, water skiing and clay pigeon shooting. With regard to everyday amenities, Cricklade is very well provided for with a good range of shops, services, health facilities, hairdressers, public houses, cafes and restaurants. The nearby Cricklade Country Club and Spa also includes a golf course, plus there is a good in-town Leisure Centre. Cricklade, generally, is well-known for its excellent and neighbourly social scene, its town festivals etc. and has many times been a gold and silver medallist in the Britain in Bloom competition. There are two, top level OFSTED-rated private sector schools and an excellent state school within the town. Finally, Cricklade could hardly be bettered for its central location to Cirencester, Swindon, Cheltenham,

Oxford, Marlborough, Malmesbury, Bath and Bristol etc - all of which are readily accessed via the A419, A417, M4 and M5. In addition, Swindon and Kemble railway stations offer frequent and direct access to London, Paddington as does National Express bus service.

### Additional Information

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. The property is located within a Conservation Area. Superfast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band D.

### Directions

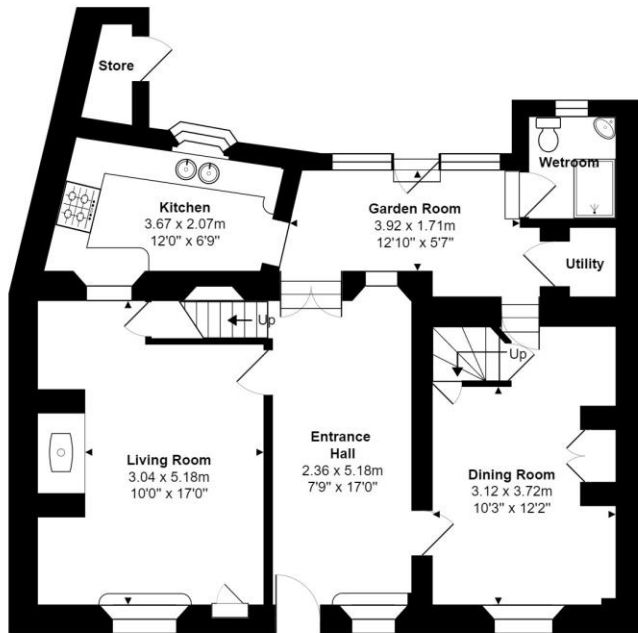
From the A419, enter Cricklade via Calcutt Street. At the mini-roundabout, turn right onto the High Street. Follow the road and pass the Red Lion Inn to locate the property on the left hand side.  
Postcode SN6 6DA  
What3words: ///thumb.swam.river



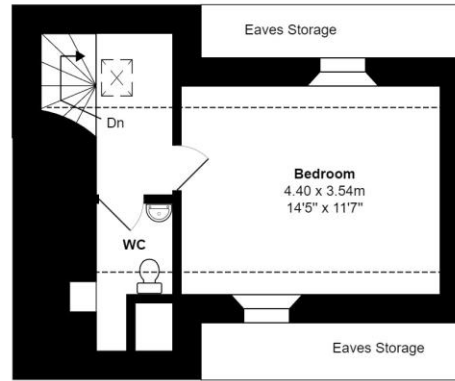


Total Area: 148.7 m<sup>2</sup> ... 1600 ft<sup>2</sup>

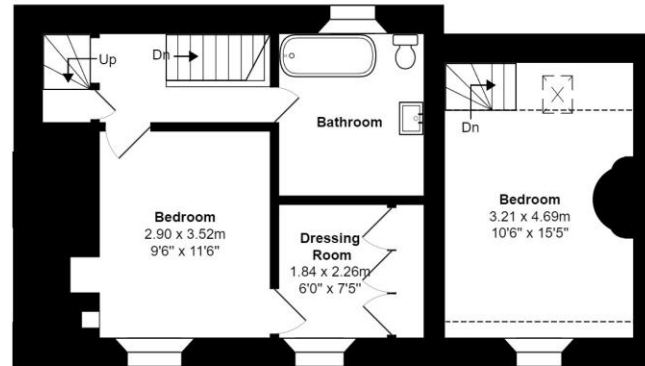
All measurements are approximate and for display purposes only



Ground Floor



Second Floor



First Floor



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