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## *12 Church View*

Castle Eaton, Swindon, Wiltshire, SN6 6LD

Guide Price  
**£350,000**





# 12 Church View

**FREEHOLD**

Council Tax Band - A | EPC Rating - D

 3  1  2

Nestled in the picturesque village of Castle Eaton, this beautifully presented three-bedroom end-terrace home offers a rare combination of generous outdoor space, practical features, and tasteful interiors. Set on a substantial plot, the property enjoys wrap-around gardens, a gated gravel driveway providing ample off-street parking — including space for a motorhome — and a rarely available double garage, ideal for storage or workshop use.

Internally, the home is decorated in a natural palette throughout, creating a light and welcoming atmosphere. The ground floor comprises a spacious kitchen/diner with modern fittings, a separate utility room, and a comfortable living room featuring an open (non-operational) fireplace. The adjoining conservatory, recently upgraded with a new roof, offers year-round use and overlooks the garden — perfect as an additional reception or garden room.



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Upstairs, the property offers three well-proportioned bedrooms, serviced by a modern family bathroom. Additional benefits include oil-fired central heating, modern fixtures and fittings, and an extensively boarded loft with lighting, insulation, and fitted ladder — offering valuable extra storage.

This property was formerly of non-standard construction but has undergone correct repair works, with full certification available for mortgage providers and potential buyers — offering peace of mind and mortgage accessibility.









This delightful home combines rural charm with practical living and represents a rare opportunity to acquire a standout property in this desirable Wiltshire village. Castle Eaton is a small village off the A419, approximately 6 miles from Fairford, 4.5 miles from Cricklade, and 5 miles from Highworth, all of which offer pubs, shops, cafes, and other amenities. The River Thames flows through the village, providing scenic walks along the renowned Thames Path, where you can enjoy the stunning countryside and local wildlife right on your doorstep. Castle Eaton won "Wiltshire's Best Kept Village" Competition in 2021.







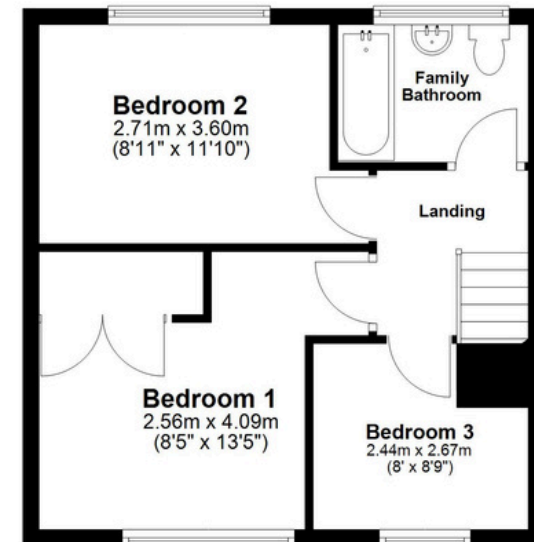
## Ground Floor

Approx. 74.7 sq. metres (803.5 sq. feet)



## First Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



Total area: approx. 113.5 sq. metres (1221.4 sq. feet)

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