



Hedgerows, 60, Hitchings, Cricklade, SN6 6NJ

Offers in excess of £800,000

richard james

Village & Country Homes



Hitchings | Cricklade

FREEHOLD

Council Tax Band - F | EPC Rating - B

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Situated within a sought-after development of just 70 homes, this exceptional four-bedroom detached property, crafted from classic Cotswold stone, perfectly balances timeless charm with contemporary luxury. Built by GreenSquare Homes and purchased new in October 2020, the home benefits from a 10-year NHBC warranty and has been further enhanced with high-spec upgrades by the current owners.

Step inside to a welcoming entrance hall that sets the stage for the refined interiors. A versatile formal dining room and a well-appointed cloakroom add convenience, while the heart of the home is the stunning open-plan kitchen. Complete with a central island, premium appliances, and sleek finishes, the space flows seamlessly into a sunlit orangery, added in 2021, which opens onto the beautifully landscaped wrap-around garden. A separate utility room enhances functionality, while the generous living room provides a peaceful retreat. Additional upgrades include Amtico flooring throughout the ground floor, a stylish fireplace, and bespoke wooden shutters.

The galleried landing leads to four well-proportioned bedrooms, each designed for comfort and style. The impressive master suite features a sophisticated en-suite shower room and a walk-in dressing room with bespoke fitted wardrobes. A stylish family bathroom serves the additional bedrooms, each offering its own unique appeal. All wardrobes were professionally fitted at additional cost to the owners, ensuring smart and stylish storage solutions.

To the front, the charming landscaped garden enhances the home's curb appeal, while the block-paved driveway provides ample parking alongside a detached double garage, which has been upgraded with French doors at the rear, added in 2021.

The wrap-around garden is a standout feature, enjoying sun from sunrise to sunset and offering excellent privacy. Backing onto open fields, the rear garden provides a tranquil retreat with a protected hedge line, maintained as a natural haven for a rare butterfly species. Plans were submitted for private housing on the field behind approximately two years ago, but no decisions have been made to date. However, the open space adjacent to the property will remain undeveloped. A natural brook borders one side of the garden; while dry for much of the year, it has never posed any flooding concerns, even in heavy rainfall. The garden boundary extends to the current rear fence.

Additional Features & Practical Information:

Loft: A large section (approximately one-third) is boarded for storage, though there is no fitted loft ladder.

Annual Management Fee: £300 per annum.

Bespoke Upgrades: All wardrobes, Amtico flooring, and bathroom/en-suite finishes were installed at additional cost.

Orangery & Garage Enhancements: The orangery extension and garage French doors were added in 2021.

Cricklade offers a wealth of amenities, including convenience stores, welcoming pubs, excellent restaurants, and essential services such as a doctor's surgery. Positioned on the edge of the Cotswolds, the town provides access to stunning countryside, picturesque villages, and scenic walking routes.

The highly regarded Cricklade Manor Prep School is also within easy reach.

This outstanding home presents a rare opportunity to own a beautifully enhanced, high-spec residence in the delightful town of Cricklade.



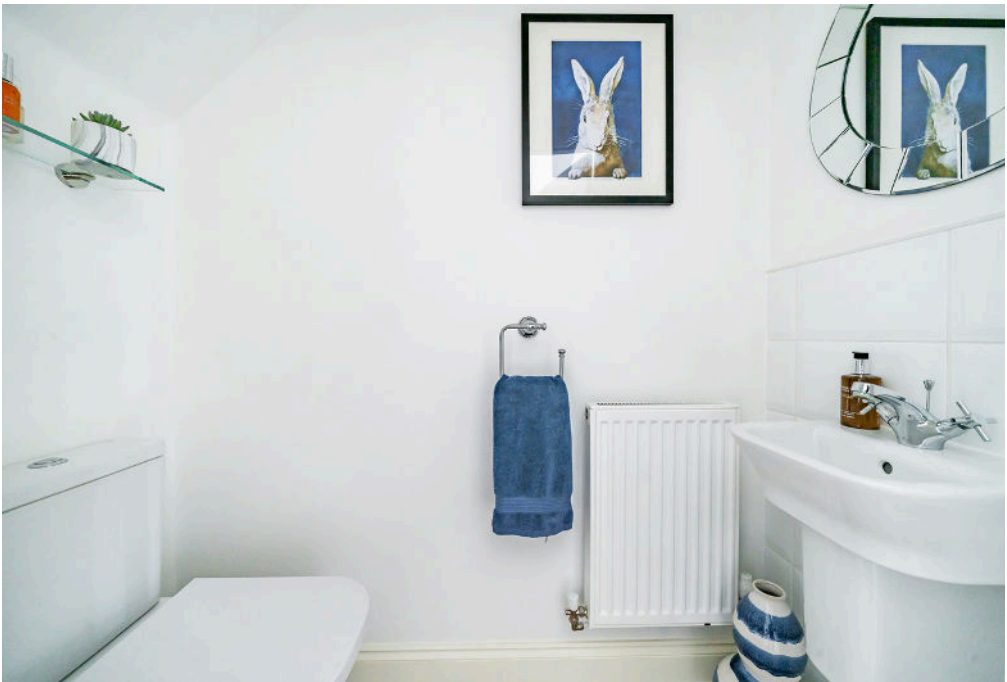










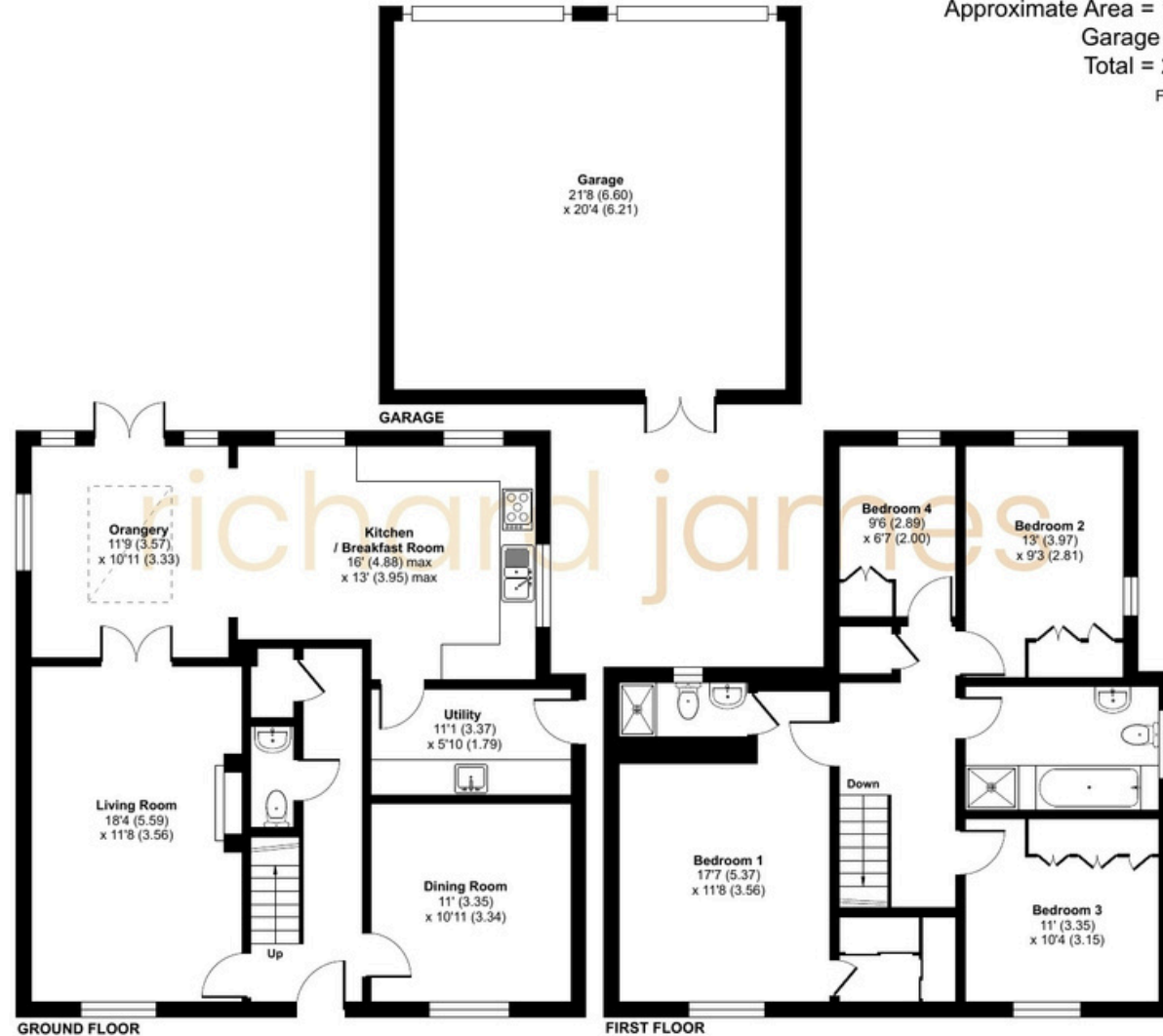




Floorplan



Approximate Area = 1625 sq ft / 150.9 sq m
 Garage = 441 sq ft / 40.9 sq m
 Total = 2066 sq ft / 191.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Richard James Estate Agents Ltd. REF:1242992

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