

A two-story stone house with a bay window and a driveway. The house is built from light-colored stone with dark grey window frames. It has a red tiled roof and a chimney on the left. A paved driveway leads to a garage on the right. The house is surrounded by greenery and trees.

# 9 Collett Place

Latton, Wiltshire



## 9 Collett Place is an extended modern village home, positioned within the charming village of Latton.

Built in traditional style with stone elevations, the property offers generous and well-balanced accommodation arranged over two floors, together with a private and enclosed garden, a double garage, and off-road parking.



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**4061 SQ FT**



**GUIDE PRICE  
£1,250,000**

### The property

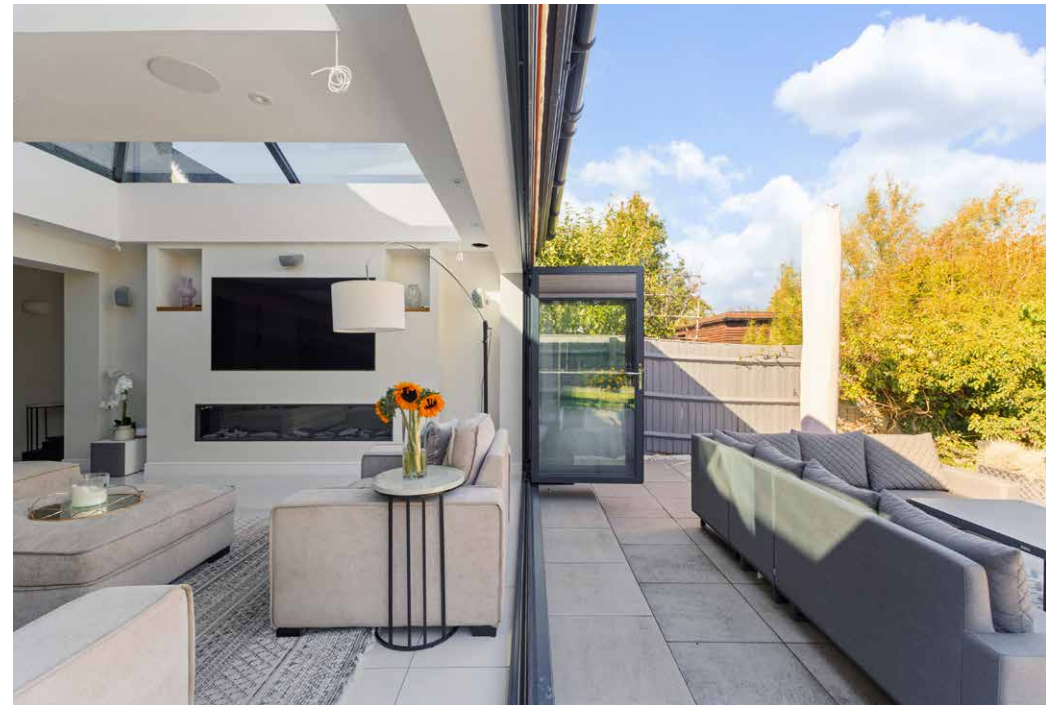
A welcoming entrance hall gives access to the principal living spaces. The current owners have extended and remodelled the kitchen, creating what is now a very impressive and open plan kitchen/dinning/family room. This bright and spacious area is fitted with modern cabinetry, integrated appliances, and offers ample space for informal dining and entertaining.

In addition, and to the rear of the double garage, there is an excellent sized games room which has direct access onto the terrace. A utility room, cloakroom and study complete the ground floor accommodation.

Upstairs, the principal bedroom suite includes a fitted walk-in dressing room and an impressive en suite bathroom with separate shower. There are five further bedrooms, two of which benefit from their own en suite shower rooms, while the remaining bedrooms are served by a well-appointed family bathroom. The arrangement of the accommodation is both practical and flexible, ideally suited to families seeking space for guests, children, or an additional home office.









## Gardens

The rear garden has been designed for ease of maintenance, incorporating an artificial lawn, planted borders, and a wide sun terrace - the perfect setting for outdoor dining and summer entertaining.

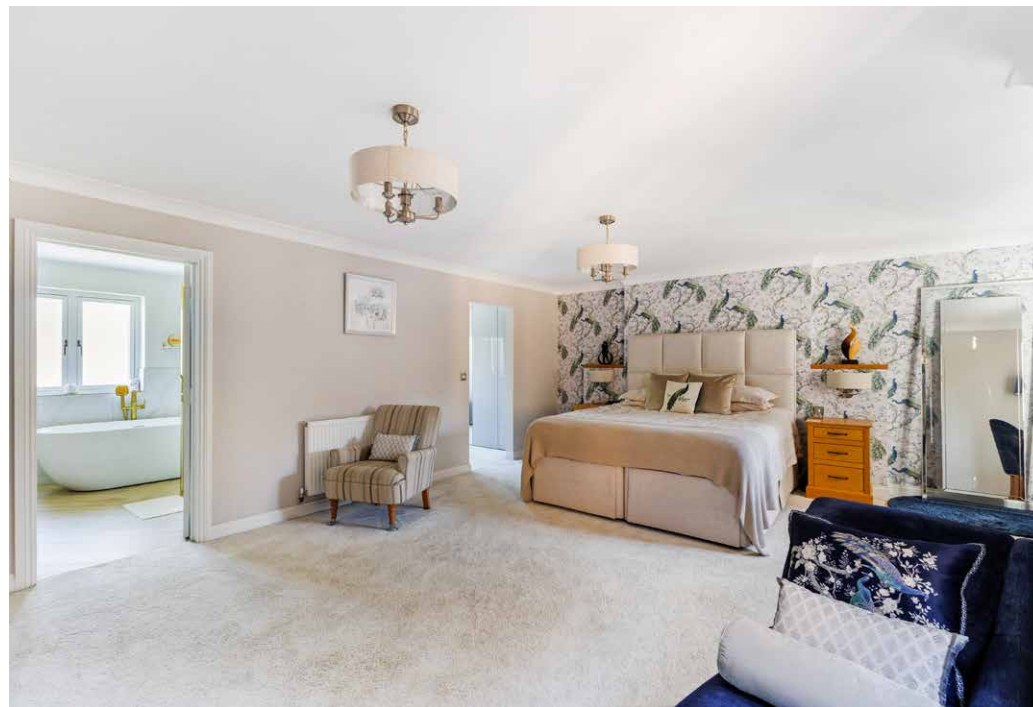
A covered seating area and a substantial office provides additional versatility, ideal for those working from home or for use as a studio or garden room.

To the front, a private driveway offers parking for several cars and leads to the double garage.

## Location

Latton is a well-connected Cotswold village, surrounded by open countryside yet within easy reach of both Cirencester and Swindon. Situated close to The Cotswold Water Park, the village itself offers a parish church and a strong sense of community, while nearby South Cerney and Cricklade provide a wider selection of everyday amenities including shops, pubs, cafés, and sports facilities.

The property is ideally situated for access to the A419, providing direct links to Cirencester, Cheltenham, Swindon, and the M4/M5 motorways. Rail services to London Paddington are available from both Kemble and Swindon, with journey times from around 70 minutes.



## Distances

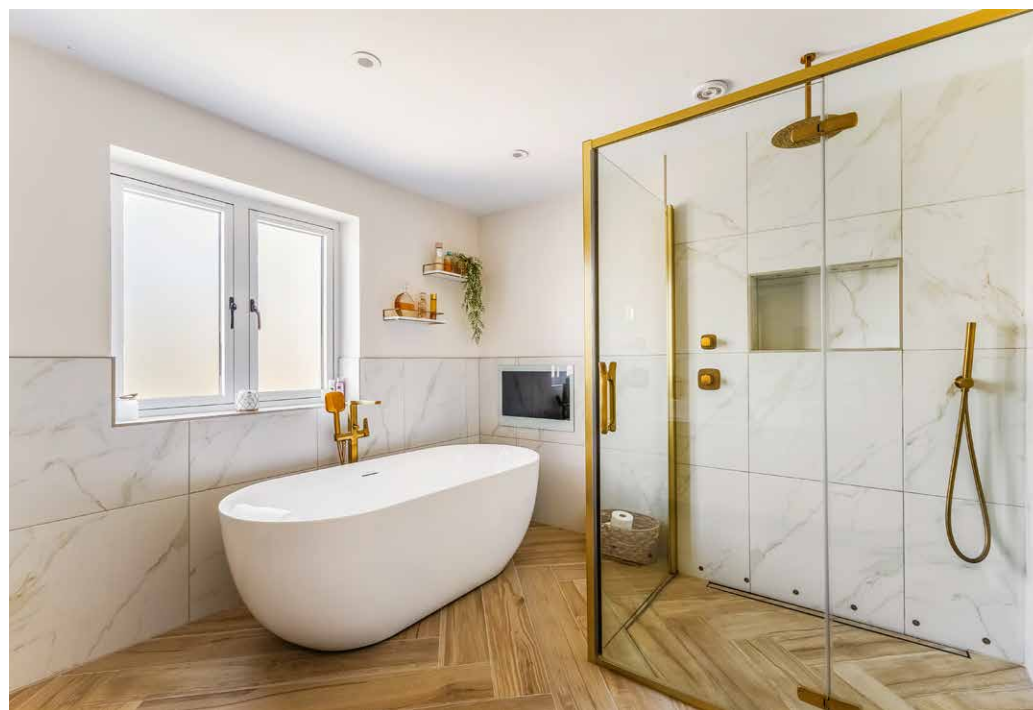
- Swindon 11 miles
- Cheltenham 21 miles
- London 88 miles
- Bristol 53 miles

## Train Stations

- Swindon 9 miles
- Kemble 10 miles

## Schools

- Cricklade Manor Prep - 2.4 miles
- Cirencester Kings Hill 7 miles
- Hatherop Castle - 9.3 miles
- Pinewood School - 13.2 miles
- Rendcomb College - 13.2 miles
- Cheltenham College - 21.5 miles
- Cheltenham Ladies' College - 21.9 miles









Approximate Floor Area = 348.5 sq m / 3751 sq ft  
 Office = 28.8 sq m / 310 sq ft  
 Total = 377.3 sq m / 4061 sq ft (Including Garage / Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99314

## Floorplans

House internal area 3751 sq ft (348.5 sq m)  
 For identification purposes only.

## Directions

Postcode SN6 6EH

What3Words: ///rivers.flagpole.stuffy

## General

Local Authority: Wiltshire Council

Parking: Double garage and private parking

Mobile and Broadband checker: Mobile and Broadband checker: Information can be found here  
<https://checker.ofcom.org.uk/en-gb/>

Services: Mains water, electricity, gas and drainage

Council Tax: Band G

EPC Rating: TBC

## Cirencester

15 Dyer Street, Cirencester, GL7 2PP

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