

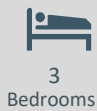
## Tuners Lane, Crudwell, Malmesbury, Wiltshire, SN16 9EG



- Exceptional period terraced cottage
- Exudes character and charm
- Located in the desirable village of Crudwell within walking distance of the renowned Potting Shed pub
- Bright, airy and spacious accommodation
- Sitting room with open fire
- Separate dining room
- Fitted kitchen and utility room
- Pretty cottage garden
- Driveway parking
- EPC To be confirmed

# Tuners Lane, Crudwell, Malmesbury, Wiltshire, SN16 9EG

## Key Features



## About the property

Charming and elegantly presented, this period terraced cottage exudes character and warmth.

The property welcomes you with a bright and airy feel, creating a homely and inviting atmosphere. The spacious living areas provide ample room for relaxation and entertaining guests.

Stable door takes you into the entrance porch, dining room with aspect onto the garden, separate sitting room with Cotswold stone wall with an open fire. Fitted kitchen and utility room are both located to the rear of the property.

On the first floor there are two double bedrooms, one single and family bathroom with modern white suite and large airing cupboard.

Located to the front of the property is the low maintenance pretty cottage garden ideal for relaxing and entertaining.

Convenient features such as off-street parking for one car add practicality to this comfortable home.

Situated in a desirable location, close to local amenities, schools, and transport links, this property is perfect for families or professionals looking for a cosy and welcoming place to call home.

RIGHT OF WAY: The property has a right of way over the neighbouring property's, driveway for access to the back door.

## Amenities

Crudwell is a thriving village close to the Gloucestershire/Wiltshire border on the A429 between Cirencester and Malmesbury. It has excellent links to these towns together with Tetbury and is within easy commuting distance of the M4 (J17) and Kemble main line station (4 miles) with intercity services via Swindon to London and via Gloucester to the north.

The village has 2 pubs and 2 hotels (the restaurant of The Rectory hotel is listed in the Good Food Guide). There is also a Post Office, village hall, playing fields with tennis courts, a farm shop, well-regarded primary school and parish church. The popular Strawberry Fayre is held on the village green every year.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Directions

From our office in the centre of Tetbury proceed through the Market Place and down Silver Street heading out of the town towards Malmesbury. After 1 mile and in the village of Long Newnton take the first turning left, past the Church and then first right signposted to Crudwell. On entering Crudwell, at the T Junction turn left onto The Street and then left onto Tuners Lane and the property will be found on the left hand side.

What 3 Words

**gobblers.incurring.monkey**

## Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Mains Supply

Heating - Oil

## Local Authority

Wiltshire Council

Council tax Band - D

## Our reference

CIR230078

25th March 2026

## We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

## *what the owner said*

This is a delightful cottage and secluded garden and is much bigger on the inside than it appears from the front. The garden has been designed to be low maintenance; there is no rear garden. Despite its proximity to the road there is no traffic noise inside the house. There is driveway parking for one car and plenty of street parking in the lane.



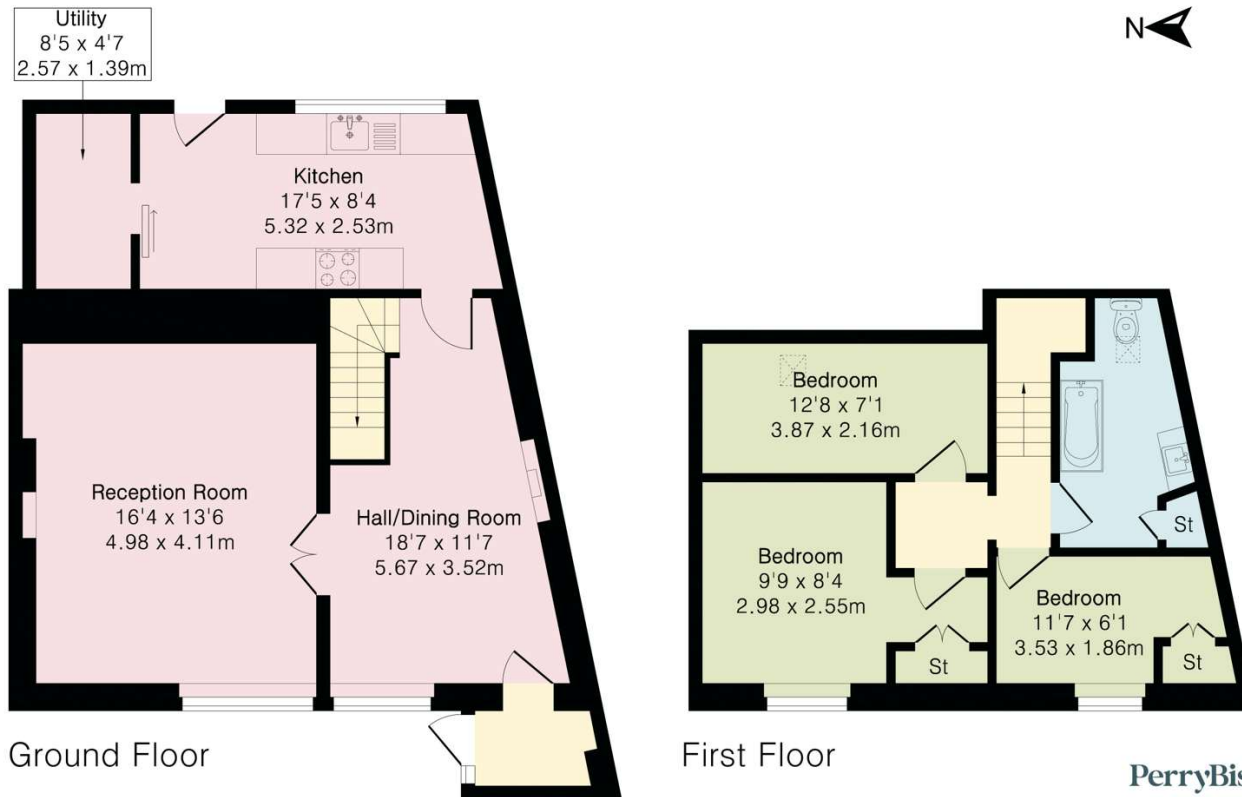




# Approximate Gross Internal Area 1070 sq ft - 99 sq m

Ground Floor Area 660 sq ft – 61 sq m

First Floor Area 410 sq ft – 38 sq m



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PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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