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PROPERTY MADE PERSONAL



Town Farm House, Crudwell, Malmesbury, Wiltshire, SN16 9ER

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Key Features



6
Bedrooms



3
Bathrooms



3
Receptions

- Town House in the centre of the village
- Beautifully refurbished over the last five years
- Manicured gardens with a party barn
- Sociable kitchen-diner-family room
- Informal and formal sitting rooms
- Large windows and beams
- Principal bedroom with a walk-in wardrobe and en-suite bathroom
- Informal and formal sitting rooms

About the property

Sitting majestically within the delightful Cotswold village of Crudwell, this town house has been completely refurbished to the highest of standards to provide a tasteful family home.

Approached into a hallway with stairs rising to the first floor. The drawing room is elegantly proportioned with windows on two sides, a feature fireplace with a wood burning stove, and a perfect spot for the Christmas tree.

The dining room is ready for the most stylish of dinner parties, plenty of room for a large table down the middle of the room, again with dual aspect windows.

The kitchen is truly the heart of this home, spacious and well thought out, with integrated appliances and a large island in the centre, there is plenty of room for a table and chairs and a sofa to curl upon. Adjacent is a useful

utility room with plenty of storage and a downstairs cloakroom, close to the door to the garden.

The snug is a cosy room with windows on two sides, this is perfect for every day chilling.

Upstairs on the first floor are two large double bedrooms, both dual aspect within built storage, and a contemporary walk in shower room. The principal bedroom is a haven, large, light and airy with heavenly views of the garden, there is a walk in wardrobe leading to a magnificent en-suite bathroom. This comprises of a large double shower and a standalone bath.

On the second floor there are three further bedrooms, one of which is used as an office and a family bathroom. Outside metal gates open onto a sweeping gravelled drive leading to the double garage with plenty of storage above, an EV charger and plenty of room for parking. A gate leads into the lovely sized garden with its majestic Mulberry Tree as a focal point at the end, here there is an outbuilding which is water tight and could be used for a variety of purposes - additional dining space or a work from home office. The garden is divided into different areas with a vegetable patch and beautiful borders with mature planting and a large lawn area.

Amenities

Crudwell is a thriving village close to the Wiltshire Gloucestershire 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 a hotel, 2 pubs, the Rectory a restaurant listed in the



Good Food Guide, together with a primary school and Parish Church.

Directions

From our office in Tetbury, take the third turning off the mini roundabout into Market Place. Follow the road into Silver Street and out of the town. Continue until Long Newton, taking the first left towards the church. Go past the church and take the first right hand turn into Crudwell Road. Follow this road to the T junction, turn left and the house is the second on the right. Follow the drive around to the left and park in front of the garages.

Services & Tenure

The tenure is Freehold. Mains water, drainage, oil, and electricity are connected.

Local Authority

Wiltshire Council

Council Tax Band: G

Our reference

TET/HP/RN/07082023

We'd love to hear from you

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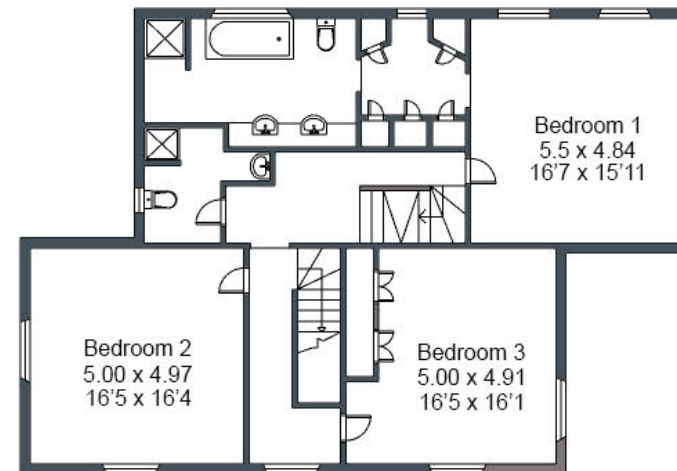
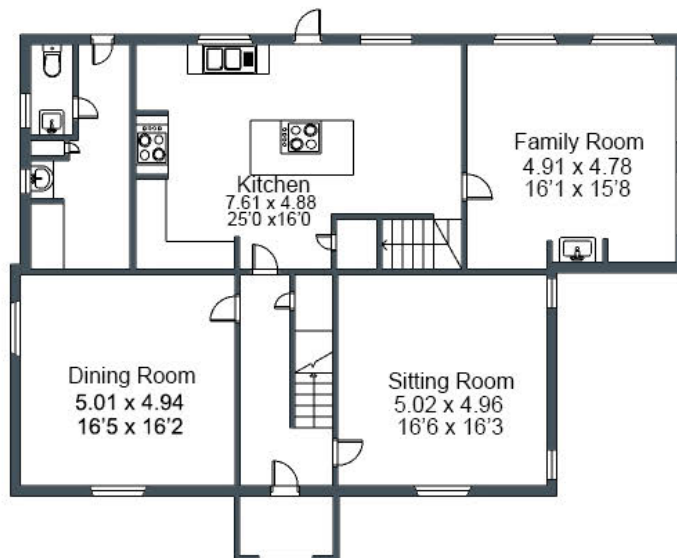
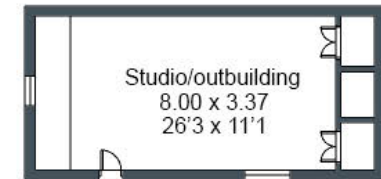
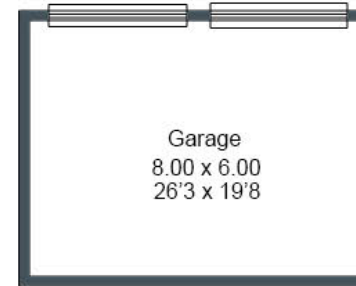








Approximate Area = 349.9 sqm / 3766 sq ft
Garage = 75 sq m / 807 sq ft
Total = 424.9 sq m / 4573 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)





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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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