

PerryBishop

PROPERTY MADE PERSONAL



Tetbury Lane, Crudwell, SN16 9HD

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Key Features



5
Bedrooms



3
Bathrooms



3
Receptions

- An impressive bespoke house built in 2008
- Wide entrance hallway with oak staircase
- Wonderful family kitchen with double doors into the garden
- Sitting room with wood burning stove
- Magnificent principal bedroom with storage and ensuite bathroom
- Large south facing garden
- Garage with plenty of driveway parking
- Attractive and vibrant village

About the property

A stunning house, built in 2008 by local developers, with unexpectedly large rooms and an impressive garden.

Approached into a porchway which leads into an impressive hallway with engineered oak flooring and an oak staircase leading to the first floor. The dining room faces the front and is perfect for entertaining, the kitchen is a fabulous room with double doors ready to throw open into the garden, there is plenty of space for a large table and an island unit. Adjacent is a good size utility room with access into the garage, and plenty of room for storage of coats and shoes..

The sitting room enjoys lovely views across the garden and is cosy in the winter with a wood burning stove in the feature fireplace. The study provides a spacious room to work from home. There is a contemporary downstairs cloakroom.

Upstairs there are four double bedrooms and a principal suite, most of the bedrooms have in built storage and bedroom two has an en-suite shower room. The family bathroom has been upgraded and has a bath and a separate shower. The principal

bedroom is magnificent, full of light and a wall of wardrobes. There is an en-suite bathroom with a separate shower.

Outside there is parking for several cars leading to the double garage with an electric roller door. There is plenty of room for storage. The garden to the front is pretty and the house is screened by hedging. The rear garden is larger than expected with fruit trees, a vegetable patch and mature borders. There is plenty of room for a shed. A patio close to the house is perfect for entertaining.

The house has an Air Source Heat pump supported with solar panels making this an economical house to run.

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 Newnton, taking the first left towards the church. Go past the church and take the first right hand turn into Crudwell Road, as you reach Crudwell this becomes Tetbury Lane. The house can be found on the left hand side just before the junction.

What3Words: [///wheels.forgotten.helpful](https://www.what3words.com////wheels.forgotten.helpful)

Services & Tenure

The tenure is Freehold. Mains water, drainage, air source heat pump and solar panels, and electricity are connected.



Local Authority

Wiltshire Council
Council Tax Band: F

Our reference

TET/HP/HP/01042025

We'd love to hear from you

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what the owner said

Sixteen years ago, we made the big move from London to Crudwell with three young children in tow, knowing little about the area. Looking back, we couldn't have wished for a better place to call home. The house has been an incredible (Tardis-like) space - growing with us as a family. The garden has been a place for adventure, from chasing the dog to growing vegetables and eventually planting a riot of flowers resilient enough to survive family sporting events!

Inside, the children carved out their own spaces, while the kitchen became the heart of the home - witnessing its fair share of laughter, debates, and the occasional tears over family dinners. The village itself is a gem: peaceful, friendly, and full of character, hosting everything from a Strawberry Fair to a 24-hour cycle ride. We've loved the endless dog walks and breath taking sunrises over open countryside.

But now, with our children grown and making their own way in the world, it's time for us to pass this wonderful home on to another family - to make their own memories in a place as special to them as it has been to us.









Approximate Gross Internal Area 3277 sq ft - 304 sq m

Ground Floor Area 1668 sq ft – 155 sq m

First Floor Area 1609 sq ft – 149 sq m



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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 as defined by RICS code of measuring practise. No guarantee is given on 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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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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