





## Crudwell, Malmesbury, Wiltshire, SN16 9HF

### Key Features



4  
Bedrooms



1  
Bathroom



3  
Receptions

- Located in the village setting of Crudwell
- Spacious detached family home
- Fitted kitchen
- Sitting room with dual aspect
- Conservatory overlooking the gardens
- Good size bedrooms
- Double garage and Landscaped wrap around gardens
- EPC: D

### About the property

Located in a quaint village setting, this modern spacious detached family home offers the perfect blend of comfort and style.

Boasting a homely and inviting atmosphere, this property is ideal for those seeking a peaceful retreat. The spacious layout includes an entrance porch, spacious entrance hall with stairs to first floor, and a cloakroom. There is a fitted kitchen with a separate utility room taking you onto the garden and the integral garage. There is also a separate dining room, a good-sized sitting room with dual aspect plus the addition of a conservatory which enjoys the aspect of the rear garden.

At first floor level, the spacious landing gives access to the three double bedrooms, one single, and the family bathroom.

A particular feature of this property is the beautifully cared for and landscaped gardens that wrap around the property.

There is plenty of driveway parking located to the front of property which leads to the double garage.

This property has been thoroughly maintained throughout, this home is a true gem in a secluded corner of the village. With easy accessibility to nearby amenities and transport links, this property offers the best of both worlds - tranquillity and convenience.

### Amenities

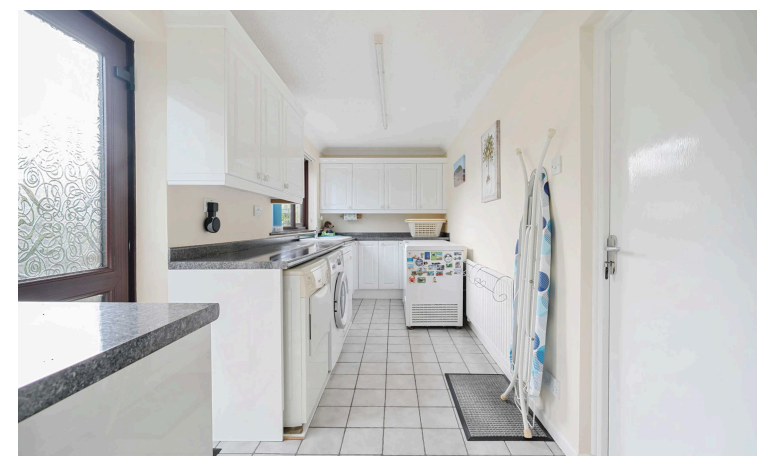
Crudwell is a thriving village close to the Wiltshire Gloucestershire border on the A429 between Cirencester and Malmesbury. It has excellent links to these towns together with Tetbury and is within easy commuting distance of the M4 (J17) and Kemble main line station (4 miles) with intercity services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

### 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, take the first turning on your left into The Butts, the property will be found on the right hand side.

What 3 Words: [///zinc.action.spearhead](https://www.zinc.action.spearhead.co.uk/)

### Services & Tenure

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

### Local Authority

Wiltshire Council

Council Tax Band: F

### Our reference

TET/JR/RN/16042024

### We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

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# The Butts, Crudwell, Malmesbury, SN16

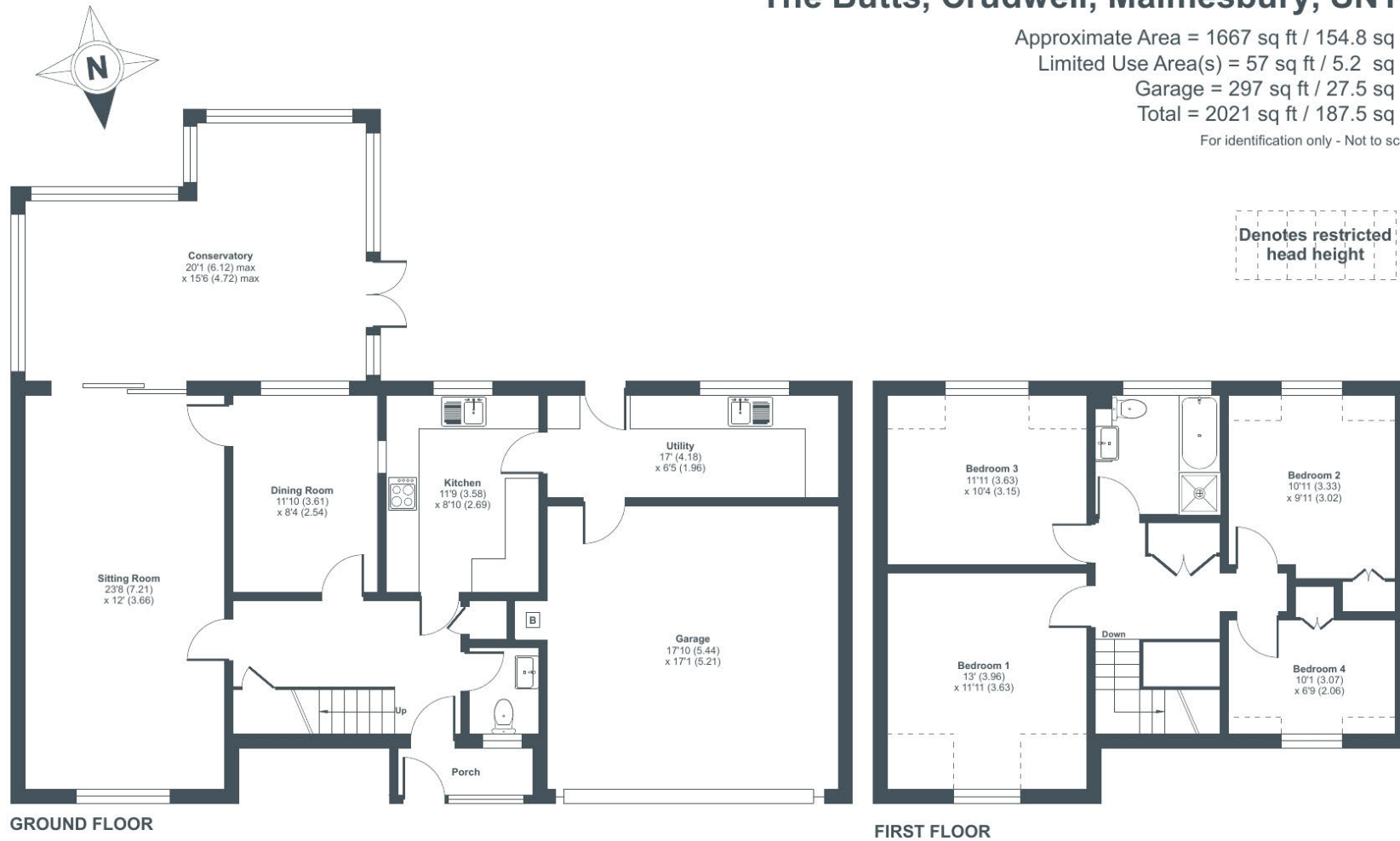
Approximate Area = 1667 sq ft / 154.8 sq m

Limited Use Area(s) = 57 sq ft / 5.2 sq m

Garage = 297 sq ft / 27.5 sq m

Total = 2021 sq ft / 187.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Perry Bishop. REF: 1111564





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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.

Gloucestershire • Oxfordshire • Wiltshire

