

TREMEER  
HOUSE



TREMEER HOUSE, CRUDWELL, MALMESBURY, SN16 9EQ

# A SUPERB & SPACIOUS COTSWOLD VILLAGE HOUSE

## DESCRIPTION

This exceptional village house is superbly located in a quiet spot in the heart of Crudwell. Offering ease of access to wonderful country walks and local amenities, this welcoming home is bright and spacious.

The house has been refurbished by the current owners, including new bathrooms, windows and a stunning kitchen. The charm and character is evident in the entrance hall which leads through to the open plan bespoke kitchen and family room. The recently-fitted kitchen features a tumbled limestone floor, fitted dresser unit and spacious larder cupboards. Large windows offer an abundance of natural light and the fireplace with wood burner in the family room offers warmth and comfort in the cooler months, making this an ideal room for entertaining family and friends.

Across the hall, a spacious and bright sitting room with large French doors gives onto the beautifully kept south-facing garden and terrace area. A further dining area is an excellent space for more formal occasions.

On the first floor there are 4 bedrooms, 2 bathrooms and a study/ single bedroom. The second floor comprises the master bedroom with en suite bathroom. There is excellent storage throughout the house.

The front of the property offers a quaint lawn seating area and the rear, a walled garden area predominantly laid to lawn with herbaceous borders and a terrace perfect for outside dining. There is private parking to the rear of the property giving access to the back door, which leads straight into the utility room – perfect access with shopping!

ENTRANCE • KITCHEN/ BREAKFAST ROOM • FAMILY ROOM • UTILITY ROOM  
CLOAKROOM • SITTING ROOM • DINING ROOM • MASTER BEDROOM  
WITH EN SUITE BATHROOM • 4 FURTHER BEDROOMS • 2 BATHROOMS  
STUDY/SINGLE BEDROOM • PRIVATE PARKING • GARDEN







## GENERAL INFORMATION

**Tenure:** Freehold.

**Postcode:** SN16 9EQ.

**Services:** Mains water, drainage and electricity. Oil-fired central heating.

**Viewing:** Strictly by appointment through Sharvell Property Ltd.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Wiltshire District Council. Bythesea Road, Trowbridge, Wiltshire BA14 8JN. T: 01249 706 111. Council Tax Band F.



## LOCATION

Tremeer House is located in the heart of Crudwell, a beautiful thriving Cotswold village. Home to the popular Potting Shed gastro pub and The Rectory, a superb boutique hotel/restaurant, amongst other dining spots, the village has an active church and a Church of England primary school, an Ofsted outstanding preschool, a post office and plenty of entertainment on offer with a playground and sports pitches/tennis courts.

The historic town of Malmesbury, with its handy Waitrose, is 4 miles away. Beautiful Tetbury, with its arboretum, is only 6 miles away. Both towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafés and twice weekly markets. Sporting opportunities are abundant.

Communications in the area are very good with the M4 Junction 17 providing access to Bristol, the South West, Wales, London and Heathrow. Nearby Kemble offers a regular train service to London Paddington.

The area offers an excellent choice of schooling, including outstanding state and grammar schools, as well as a wide range of impressive private schools.

MALMESBURY 4 MILES  
 KEMBLE STATION 4 MILES  
 (LONDON PADDINGTON 75 MINS)  
 TETBURY 6 MILES  
 CIRENCESTER 8 MILES  
 M4 (JUNCTION 17) 9 MILES  
 CHELTENHAM 26 MILES  
 BATH 30 MILES

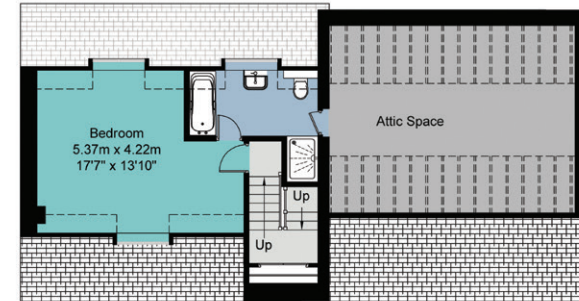
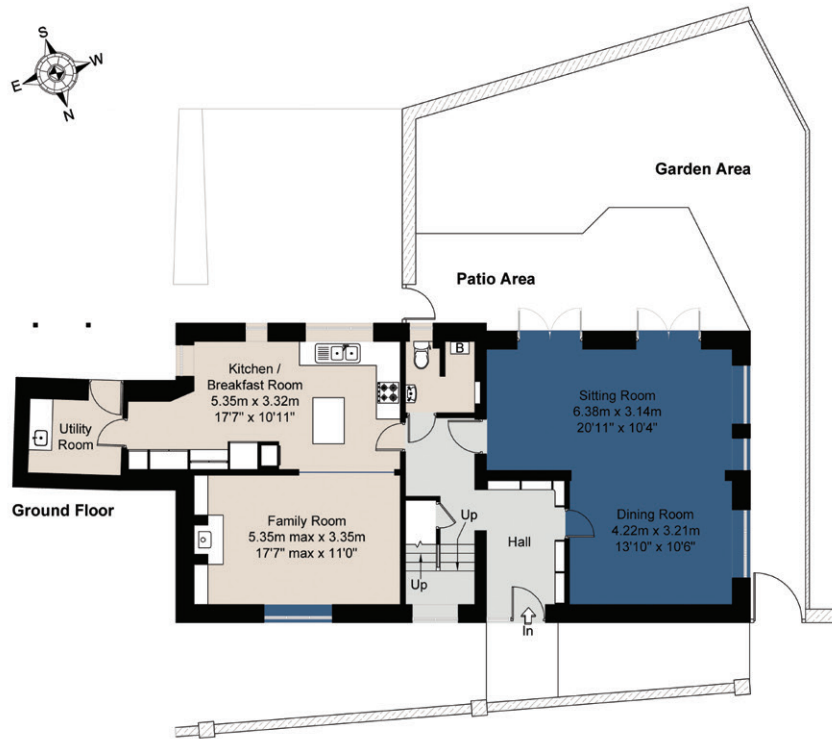
*All distances and times are approximate*



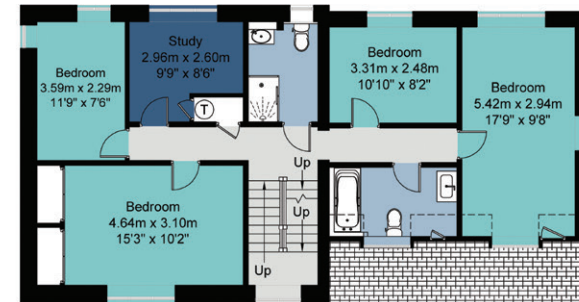
## Tremeer House, Crudwell, Malmesbury, Wiltshire

Gross Internal Floor Area Approx :-  
221 sq metres / 2379 sq feet

Simply Plans Ltd © 2017  
07890 327 241  
Job No SP1279  
This plan is for identification  
purposes only. Not to scale.



Second Floor



First Floor

**SHARVELL**  
PROPERTY

T: 01285 831 000 | E: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

WWW.SHARVELLPROPERTY.COM

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs and details August 2017.