

6 Brookside, Crudwell, Malmesbury, SN16 9EJ



**\*\* UNDER OFFER stc \*\*** Welcome to Brookside - A beautifully presented **FOUR BEDROOM DETACHED** family home, located at the end of a close in the popular North Wiltshire village of Crudwell near Malmesbury. Set back from the road, and within easy walking distance to Crudwell primary school. Potential to extend subject to planning etc.

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## Key Features



4  
Bedrooms



2  
Bathrooms



3  
Receptions

## Description

Situated just 4 miles from Malmesbury and approx 8 miles from Cirencester. Kemble train station with regular direct trains to London Paddington is also only 4 mile away. The current owners have lived in the property for over 20 years,

The ground floor comprises of a entrance hallway, dining room, sitting room with sliding doors to the rear garden. The kitchen is modern and fully fitted with many integrated appliances. There's ample worktop, storage and space for a tall fridge/freezer. Further storage is provided via a cupboard under the stairs.

There's a separate utility room with a door to the garage storage. A cloakroom and a further reception room is currently being used as a study, a sliding door provides access to the rear garden

The first floor offers the principal bedroom with built-in wardrobes and a modern en-suite bathroom. There are two further double bedrooms, and one single bedroom currently used as a dressing room. The family bathroom is modern and fitted with a bath, shower, vanity sink unit, towel warmer and Velux window.

There is a private and enclosed rear garden with patio and lawn. There is the addition of a log cabin currently used as a home gym (this could be used as a cinema room or large home office).

To the front is the garage storage and driveway parking.

## Front Exterior

Easy maintained with a path to the front door and mature shrubs offering a degree of privacy.

## Rear Exterior

The rear garden benefits from a patio area, mature shrubs and lawned areas. The garden to the side offers the possibility to extend (subject to planning). The current owners have installed a stunning timber building (4.42m x 3.2m) which they use as a gym, its fully fitted with power and lighting.

## Garage & Parking

The integral garage has been converted and provides space for storage, with an access door to the front and driveway parking.

## Essentials

The windows and doors are UPVC double glazed, the village doesn't have mains gas, so central heating and hot water are supplied via an oil fired boiler. EPC Rating: E 52

## Tenure

The property is Freehold.

## Council Tax

Wiltshire Council - 0300 456 0109: Valuation Band : E £2,554.92

## Area

Chippenham 13m - Cirencester 8m - Kemble 4m - Malmesbury 4m

This beautiful village of Crudwell nestles between Malmesbury and the historically important town of Cirencester, once the centre of Roman Britain, and now the "Capital of the Cotswolds" For a small Cotswold village, Crudwell boasts a very welcoming and active community. With a popular primary school, two great pubs, two hotels and a church. There's also a modern village hall which hosts many events like the 24 hour bike ride attracting riders from far and wide. The strawberry fair which takes place annually on the village green adjacent to the primary school.

With Kemble train station only a short drive away, with direct commuter routes to Gloucester, Cheltenham, Swindon, Reading and London Paddington (1hr 13mins)

## Viewings

Please provide as much notice as possible when arranging your viewing. Weekend and evening viewings are also available giving reasonable notice through the Vendor's Agent - Fine & Village by Adkins Property in Cirencester - We look forward to hearing from you soon.

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## Agents Notes

We inform our potential purchasers that these sales details have been prepared as a general guide. Please be aware that we have not carried out a survey nor have we tested any services or appliances. In addition, we note that any fittings also have not been tested. The room sizes are to be taken as a guide and not relied upon for measuring for carpets, curtains etc.

## Compliance

The floor plan is for layout guidance only and is not created to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first. Please discuss with our team, any aspects which are particularly important to you before travelling to view this property.

Please note that in accordance with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is formally accepted by our vendor.

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## Are you thinking about Selling?

If you're looking to sell your own property you may be interested in instructing us, if you are then we would love the opportunity to provide you with our comprehensive market appraisal and sellers guide.









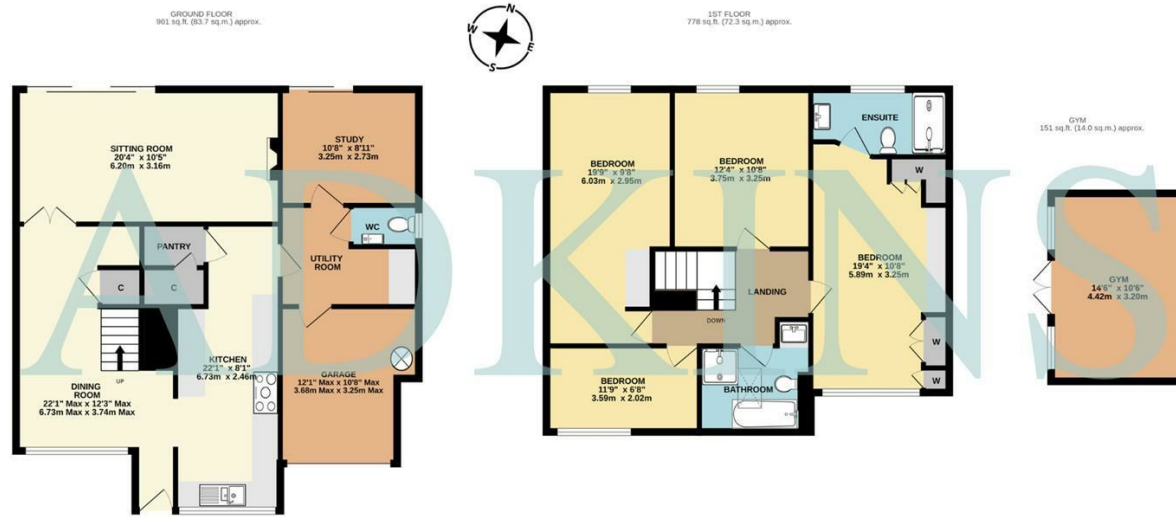






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## Floor Area: sq ft



TOTAL FLOOR AREA: 1830 sq.ft. (170.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Disclaimer:** These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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