



4, The Dawneys, Crudwell

Price Guide £475,000

A well presented light and airy family home (1128 sq ft), in this popular village.

3 bedrooms, bathroom and en suite shower. Sitting room, study/optional bed 4, kitchen/dining room, utility and cloakroom. Tandem double garage (263 sq ft), driveway parking, good sized front and rear gardens.

NO ONWARD CHAIN



4 The Dawneys, Crudwell

The Property

Dating from the 1970's, this detached home was refurbished and extended some 14 years ago and now provides excellent family sized accommodation, arranged over two floors. It benefits from good sized windows and an east-west orientation, making the rooms light and airy. There is the option of ground floor living if required, as the study could be a bedroom, and the adjacent cloakroom has provision for a shower. The generous west facing rear garden is enclosed, making it ideal for young families. There is potential to convert all or part of the garage to further living space and/or extend over if required, subject to obtaining the necessary planning consent. New carpets have recently been fitted and the property is presented in excellent order throughout.

The Accommodation

The part glazed front door leads into a lobby and in turn the sitting room. On the left is a study or optional fourth bedroom, with a 'jack and jill' door to the cloakroom, which has a useful built-in cupboard. Double doors from the sitting room lead into a good kitchen/dining room with a window and double doors into the rear garden. There is an integrated fridge, freezer, dishwasher plus a built-in electric double oven, hob and extractor hood. It has wood effect vinyl flooring and a door leads to an inner lobby, with a built-in cupboard, and access to the utility room, which has a sink and space for the washing machine. A door leads off to the garage. On the first floor, the master bedroom at the rear enjoys an open aspect, and has a built-in wardrobe, a shelved cupboard and an eaves cupboard. A door leads to the en suite shower room. There are two bedrooms at the front, and at the side, a family bathroom with shower over the bath, plus an airing cupboard with the hot water cylinder.

Outside

At the front is a good sized area of lawn with shrub borders retained by dwarf stone walls. There is parking for two cars on the block-paved drive in front of the garage. This has a single and

double door, power, light and the boiler. A door at the rear provides access to the rear garden. This has a wide paved terrace, ideal for entertaining, and a retaining wall with borders and steps up to a large area of enclosed lawn. There are shrub borders, an apple tree and in the far corner the oil tank screened by trellis.

General

The property is Freehold. Mains water, electricity and drainage are connected. The oil fired boiler in the garage supplies central heating and hot water. Council Tax Band D - £2,192.19 payable for 2024/25. EPC rating band E - 53.

Location

Crudwell is a popular village on the Wiltshire and Gloucestershire border, on the edge of the Cotswolds. It is situated some 3 miles north-east of Malmesbury and 7 miles south-west of Cirencester, both of which cater for everyday shopping requirements, and both have a Waitrose. The village has a primary school and an active village hall with play area. There are two pubs including the award winning Potting Shed, and two Hotels. All the neighbouring towns have primary and secondary schools, together with a number of private schools within a 15 mile radius. There are excellent transport links with Kemble station providing a direct line to London, and the M4 and M5 motorways are both readily accessible.

Directions to SN16 9HE

From Malmesbury head north towards Cirencester on the A429. On reaching Crudwell, turn left by the traffic lights into Tetbury Lane. Proceed for about 100 yards before turning right into The Dawneys and the house is a short distance on your left, denoted by our 'For Sale' board.

